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Borrowing Trouble VII

Higher-Cost Mortgage Lending

in Boston, Greater Boston

and Massachusetts, 2005

BY

Jim Campen

Mauricio Gaston Institute

for Latino Community Development and Public Policy

University of Massachusetts/Boston

JANUARY 2007

A REPORT PREPARED FOR

M | C | B | C

MASSACHUSETTS COMMUNITY & BANKING COUNCIL

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FOREWORD

The Massachusetts Community & Banking Council (MCBC) is pleased to offer *Borrowing Trouble VII*, its annual report on higher-cost mortgage lending in Boston, Greater Boston, and Massachusetts. MCBC hopes that this report can help to increase access to affordable credit for lower-income and minority homebuyers by providing bankers, mortgage lenders, community representatives and others involved in the mortgage process with information on current mortgage lending patterns and the performance of major types of lenders.

MCBC was established in 1990 to encourage community investment in low- and moderate-income and minority neighborhoods. MCBC brings together community and bank representatives to promote a better understanding of the credit and financial needs of lower-income neighborhoods and provides information, assistance and direction to banks and community groups in addressing those needs. MCBC operates through its committees, each co-chaired by a bank and a community representative. Today, over 150 bankers, community representatives, public officials and others participate in and/or receive regular information on MCBC committee activities.

MCBC's Mortgage Lending Committee, which includes bank and mortgage company lenders, home buyer counseling and foreclosure prevention agency representatives, public officials, and consumer and housing advocates, oversees preparation of this report and works to identify other ways to expand homeownership opportunities for low- and moderate-income homebuyers and to sustain homeownership in low- and moderate-income neighborhoods. The Committee collaborates with the Massachusetts Housing Partnership Fund to track the performance of the SoftSecond™ Mortgage Program in an effort to identify ways that banks and community organizations can work together to avoid SoftSecond foreclosures. The Committee also oversees publication of *Changing Patterns*, MCBC's annual report on home-purchase mortgage lending to traditionally underserved borrowers and neighborhoods.

Copies of this report, other MCBC reports, and further information on MCBC's committees and programs are available on MCBC's website at www.masscommunityandbanking.org.

MCBC is grateful to Citizens Bank, Eastern Bank, Hyde Park Savings Bank, Sovereign Bank and Wainwright Bank for their help in distributing this report and to Boston Private Bank & Trust Company for its in-kind assistance. MCBC depends on the financial support of its bank members to produce reports like *Borrowing Trouble*. MCBC thanks the following banks for their 2006 membership:

Avon Co-operative Bank
Bank of America
Bank of Canton
Belmont Savings Bank
Boston Private Bank & Trust Co.
Braintree Cooperative Bank
Cape Ann Savings Bank
Central Bank
Chelsea-Provident Co-Operative Bank
Citizens Bank of Massachusetts
Dedham Institution for Savings
Eagle Bank
Eastern Bank

Everett Co-operative Bank
Fiduciary Trust Company
Hudson Savings Bank
Hyde Park Co-operative Bank
Hyde Park Savings Bank
Mellon New England
Mt. Washington Cooperative Bank
North Cambridge Co-operative Bank
Sovereign Bank
State Street Bank
Stoneham Bank
TD Banknorth
Wainwright Bank

CONTENTS

Introduction.....	1
I. The Level of Higher-Cost Mortgage Lending	5
II. Lending by Borrower Race and Income	6
III. Lending by Neighborhood Race and Income	9
IV. The Biggest Higher-Cost Lenders	12
IV. Additional Information.....	13
Map of Greater Boston	
Tables 1-15	
Appendix Tables 1-5	
Notes on Data and Methods.....	N-1

INTRODUCTION

Six years ago, in response to numerous reports of the growth of predatory lending, the Massachusetts Community & Banking Council (MCBC) – whose Board of Directors has an equal number of bank and community representatives – commissioned a study of subprime refinance lending in the city of Boston and surrounding communities. The resulting report, *Borrowing Trouble? Subprime Mortgage Lending in Greater Boston, 1999*, was the first detailed look at subprime lending in the city of Boston and in twenty-seven surrounding communities.

This is the seventh report in the annual series begun by that initial study. Over the years, the scope of the report has greatly expanded. In response to the growing importance of subprime lenders in home-purchase lending, coverage has broadened to include home-purchase loans in addition to loans made to refinance existing mortgages. Also, geographic coverage has broadened to include data on subprime lending in 108 individual cities and towns as well as in all counties, metropolitan statistical areas, and regional planning areas in Massachusetts.

Responsible subprime lending can provide a useful service. Subprime lenders can do this by making credit available to borrowers otherwise unable to obtain it, while charging somewhat higher interest rates and fees that bear a reasonable relationship to the increased expenses and risks borne by the lender. There is, however, considerable evidence that much subprime lending does not satisfy this definition of responsibility.

The *Borrowing Trouble* series was originally motivated by concern with predatory lending – loans characterized by egregiously high interest rates and fees, unconscionable features, and/or highly deceptive sales practices, often aimed at stripping away the accumulated equity of vulnerable home owners, and too often resulting in borrowers losing their homes. However, as the subprime lending industry has continued its explosive growth in recent years – and as considerable progress has been made in curbing the worst excesses of predatory lenders – a second major concern has become increasingly prominent: the prevalence of “opportunity pricing” in the subprime mortgage market.

Whereas the prime mortgage market continues to resemble the market for major appliances – where retailers sell refrigerators at the same advertised price to all customers – the subprime mortgage market is more like the market for used automobiles. Here the selling price and other charges often are negotiated individually with each customer and salespeople often have financial incentives to obtain the highest price possible. Many (perhaps most) borrowers from subprime lenders pay more than they would have if they had obtained the best loan for which they were qualified. Sometimes this is because they could have qualified for a prime loan. More often, it is because they could have qualified for a lower-cost subprime loan than the one they received. Of particular concern is the fact that the likelihood of being overcharged for a mortgage loan is much greater for borrowers of color.¹

¹ An excellent entry point to the large and rapidly growing literature on subprime lending is the special issue of *Housing Policy Debate* on “Market Failures and Predatory Lending” (Fall 2004; Vol. 15, No. 3). Alan White’s article in this issue on “Risk-Based Mortgage Pricing” (pp. 503-31) makes a persuasive case for the pervasiveness of “opportunity-pricing” (as opposed to “efficiency pricing,” where prices are closely related to risks) in subprime mortgage lending. The entire issue is available at: www.fanniemae.com/programs/hpd/v15i3-index.shtml. For a comprehensive survey of the “overpricing” of home loans, and the methods by which this is accomplished, see Lauren E. Willis, “Decision-making and the Limits of Disclosure: The Problem of Predatory Lending: Price,” (http://papers.ssrn.com/sol3/papers.cfm?abstract_id=927756; printed in *Maryland Law Review*, Vol. 65, No. 3, 2006, pp. 707-840). For a classic article that documents the differential impact on minority and female shoppers of opportunity pricing in the automobile market, see: Ian Ayres, “Fair Driving: Gender and Race Discrimination in Retail Car Negotiations,” *Harvard Law Review*, Vol. 104, No. 4, February 1991 (pp. 817-72).

Although motivated by concerns with predatory lending and excessive pricing, this report is unable to shed direct light on these two problems because of limitations in available data. To determine that an individual loan is predatory would require information on fees and loan terms (such as the existence of prepayment penalties or single premium credit insurance), lender behavior, and borrower circumstances that is not publicly available. To determine if a borrower has obtained a more costly loan than the best loan for which he or she is qualified would require information at least about the borrower's credit score, credit history, and debt-to-income ratio and about the loan-to-value ratio (the size of the loan in relationship to the value of the home) – additional information that is not publicly available. Of necessity, therefore, this report seeks to illuminate the problems of predatory lending and excessive pricing indirectly, by analyzing the data that are available.

The primary data source for this report is the Home Mortgage Disclosure Act (HMDA) data released annually by the Federal Financial Institutions Examination Council. HMDA data include information from almost all lenders who make substantial numbers of mortgage loans. For each loan application received, the data include the income, race, ethnicity, and sex of the applicant; the location of the property; whether the loan is for home-purchase, refinance, or home improvement; whether the loan is secured by a first lien or a junior lien on the property; and whether or not the loan is for an owner-occupied home. Beginning with 2004 loans, HMDA data also include limited information on the pricing of some higher-cost loans. In particular, lenders are required to compare the **annual percentage rate (APR)** on each mortgage loan to the current interest rate on U.S. Treasury securities of the same maturity. If the “spread” between the loan's APR and the interest rate on the corresponding Treasury security is three percentage points or more for a first-lien loan (five percentage points or more for a junior-lien loan), then the spread for that loan must be reported in the lender's HMDA data.

In this report, loans with reported rate spreads are referred to as “high-APR loans” or “HALs.” The primary focus of this report's tables and charts is to provide information on HALs as a share of all loans made to different categories of borrowers and in different geographical areas.

To this end, the report draws on two major sources of data in addition to HMDA data. First, the estimates of the 2005 median family income (MFI) in each metropolitan area produced by the U.S. Department of Housing and Urban Development (HUD) are used to place borrowers into income categories. Second, information from the 2000 U.S. Census is utilized so that analysis of HAL lending patterns in terms of the income level and race of the *borrowers* who receive the loans can be supplemented by analysis of patterns in terms of the income level and percentage of minority households in the *geographic areas* where the loans were made.

Before information on loan pricing became available, analysis of subprime lending – in the earlier reports in the *Borrowing Trouble?* series and in most other studies of subprime lending – was conducted by analyzing the loans made by lenders included on HUD's annual list of HMDA-reporting *lenders* for whom subprime loans made up at least a majority of total lending. This provided only an approximation of the number of subprime *loans* that were made because, while many lenders specialized in either prime or subprime lending, some of the loans made by subprime lenders were prime loans, and some of the loans made by prime lenders were subprime loans – and there was no good basis for estimating how many loans there were in either of these categories.² The present report, like last year's, avoids this problem because it is based on *high-APR loans* as reported directly in HMDA data, rather than on *all lending by subprime lenders*.

² It is also important to note that many of those who receive subprime loans, whether from prime or subprime lenders, are not *subprime borrowers*. That is, they are borrowers whose credit histories and other risk characteristics would have made them eligible for prime loans, but who in fact received the higher interest rates, greater fees, and/or other less favorable terms that characterize subprime loans. Reported estimates by Fannie Mae and Freddie Mac are that a third or more of those who received subprime mortgage loans were in fact qualified to have received prime loans instead.

The data in this report are for all home-purchase and refinance loans for owner-occupied homes; that is, both first-lien loans and junior-lien loans are included in the numbers reported in the tables. In the case of home-purchase loans, the impact of doing this is substantial, because junior-lien loans made up 41% of all home-purchase HALs in Massachusetts in 2005. Because many borrowers received second-lien HALs to accompany non-HAL first-lien loans, excluding junior-lien loans from the analysis would provide a misleading picture of the nature and extent of subprime lending. Some indication of how the results would have differed if data for only first-lien loans had been reported, or if data had been reported separately for first-lien and junior-lien loans, is provided in Appendix Tables 1 (for Boston) and 2 (for Massachusetts).^{3,4}

Although the HAL shares of total lending were much higher in 2005 than in 2004, this increase is primarily a result of the way that high-APR loans are identified in HMDA data rather than a reflection of actual changes in higher-cost lending. Although the authoritative *Mortgage Market Statistical Annual* estimated that the nationwide share of total mortgage lending accounted for by subprime loans rose only from 19% in 2004 to 20% in 2005, the nationwide HAL share of total home-purchase loans for owner-occupied homes rose from 14.4% in 2004 to 28.0% in 2005. This discrepancy reflects the fact that the proportion of all subprime lending identified in HMDA data rose from about one-half in 2004 to approximately ninety percent in 2005. Because HMDA data provide such an inconstant measure of the overall volume of subprime lending, this report makes no attempt to examine year-to-year changes; it focuses instead on the level and patterns of high-APR lending in 2005.⁵

The primary reason for the changing percentage of subprime loans captured by HMDA's rate-spread threshold is the rise of shorter-term interest rates (used in mortgage pricing) relative to long-term interest rates (used to identify rate-spread loans in the HMDA data). The way that this works out in practice for the overall mortgage market is complex, and impossible to quantify with available data.⁶ Nevertheless, the principle at work may be illustrated by a simple example. Consider an adjustable rate mortgage (ARM) whose interest rate is set at four percentage points above the interest rate on one-year U.S. Treasury securities. In January 2004, when the one-year Treasury rate was about 1.25%, and the 30-year Treasury rate was about 5.00%, the interest rate on the ARM would have been 5.25% – only one-quarter of a percentage point above the 30-year Treasury rate and far below the three percentage point rate-spread threshold. In December 2005, however, when the one-year Treasury rate was about 4.25%

³ Junior-lien home-purchase loans – sometimes referred to as ‘piggyback loans’ – have become very common in recent years as borrowers seek to avoid the cost of private mortgage insurance, which is generally required when the loan amount is greater than 80% of the value of the home being purchased. Thus, borrowers receive a first-lien loan for 80% of the value of the home and a second, junior-lien mortgage for the additional amount being borrowed (20% of the home's value in the case of a zero-down-payment loan). Although the junior-lien loan generally involves a higher interest rate and fees, the total cost of the two mortgages is often lower than the total cost of obtaining a single loan for the entire amount and paying for mortgage insurance. An analysis of a random sample of one hundred of the 12,788 junior-lien home-purchase HALs in Massachusetts in 2005 suggests that about 20% of these HALs went to borrowers whose first-lien loans were not HALs.

⁴ Some analysts restrict their coverage to conventional loans (i.e., excluding government-backed [VA and FHA] loans) and/or to site-built homes (i.e., excluding loans for manufactured homes). However, the numbers of such loans in Massachusetts are so small that their impact on the analysis is negligible. In Boston, there were six manufactured-home loans and 60 government-backed loans in 2005, together accounting for only 0.2% of total loans. Statewide, manufactured-home and government-backed loans together accounted for just 1.1% of total loans.

⁵ Nationwide HAL shares were calculated from data in the *Federal Reserve Bulletin* (Summer 2005, p. 364; 2006, p. A132). The dollar volume of high-APR loans identified in HMDA data was \$258 billion in 2004 and \$589 billion in 2005; the total volume of subprime lending reported in Inside Mortgage Finance's *Mortgage Market Statistical Annual* was \$530 billion in 2004 and \$665 billion in 2005 (all data in this sentence from Debbie Gruenstein Bocian, “Center for Responsible Lending Comment on Federal Reserve Analysis of Home Mortgage Disclosure Act Data,” Sept. 28, 2006, note 7; www.responsiblelending.org).

⁶ For an exhaustive – and exhausting – discussion of this problem, see Robert Avery, Kenneth Brevoort, and Glenn Canner, “Higher-Priced Home Lending and the 2005 HMDA Data,” *Federal Reserve Bulletin*, 2006, pp. A141-A144.

and the 30-year Treasury rate was about 4.75%, the rate on the same ARM would have been 8.25%. This is three and one-half percentage points above the 30-year Treasury rate, putting it above the rate-spread threshold that requires it to be identified in HMDA data as a high-APR loan. Thus, the identical loan would have been classified as a HAL in 2005, but not in 2004.

This report is a companion to *Changing Patterns XIII: Mortgage Lending to Traditionally Underserved Borrowers & Neighborhoods in Boston, Greater Boston, and Massachusetts, 1990-2005*, the most recent in a related series of annual reports prepared for MCBC by the present author.⁷ The *Changing Patterns* series was motivated primarily by a concern for expanding home ownership and therefore focuses on *home-purchase lending*. Recent reports in that series have provided limited information on subprime home-purchase lending, in the context of identifying the number and distribution of home-purchase loans by different types of lenders.

The goal of both these series of reports is to provide interested parties – community groups, consumer advocates, banks and other lenders, regulators, and policy-makers – with information on the extent of higher-cost mortgage lending in Boston, Greater Boston and Massachusetts, on the distribution of this lending among different types of borrowers and communities, and on the identity of the lenders making these loans. By presenting a careful, fair, and accurate *description* of what has happened, these reports seek to contribute to improving the performance of mortgage lenders in meeting the needs of traditionally underserved borrowers and neighborhoods. The reports offer neither *explanations* of why the observed trends have occurred nor *evaluations* of how well lenders have performed. Rather, their descriptive contribution is intended to be one important input into the complex, on-going tasks of explanation and evaluation.

This report's main contribution consists of the wealth of information contained in its twenty-seven pages of tables. The following pages of text are an attempt to highlight and summarize some of the most significant findings that emerge from an analysis of the data in these tables. The textual part of this report is organized as follows:

- Part I presents information on the overall level of high-APR mortgage lending in the city of Boston, in Greater Boston, in all of the major geographical subdivisions of Massachusetts (counties, metropolitan statistical areas, and regional planning areas), in the state as a whole, and nationwide. **Greater Boston is defined in this report as consisting of the 101 cities and towns in the Metropolitan Area Planning Council [MAPC] region.**⁸
- Part II analyzes patterns of high-APR mortgage lending to borrowers grouped by race/ethnicity and by income level.
- Part III examines patterns of high-APR mortgage lending in neighborhoods. The analysis looks at census tracts grouped by income level and by percentage of minority households, in the city of Boston and in the state as a whole, as well as at Boston's major neighborhoods.
- Part IV presents information on the biggest high-APR mortgage lenders, in Boston and statewide.

⁷ *Changing Patterns XIII*, released in November 2006, is available in the "Reports" section of the Massachusetts Community & Banking Council (MCBC) website: www.masscommunityandbanking.org.

⁸ More information on the MAPC region and on the MAPC itself – a regional planning agency established by the state in 1963 – is available at www.mapc.org. Another widely used definition of "Greater Boston" is the Boston Metropolitan Statistical Area (MSA), the Massachusetts portion of which is currently defined by the federal government to include the 147 communities in Essex, Middlesex, Norfolk, Plymouth, and Suffolk counties. A map of the MAPC region and the Boston MSA precedes Table 1.

- Part V offers information on a few matters not covered elsewhere: the magnitude of the substantial costs imposed on borrowers who obtain HALs rather than prime loans; the similarity of the median rate spreads of HALs obtained by black, Latino, and white borrowers; and pending legislation, supported by MCBC, that would greatly expand state regulation of high-APR lenders.
- Finally, a section of “Notes on Data and Methods” – following the report’s tables – provides considerable detail on a number of technical matters.

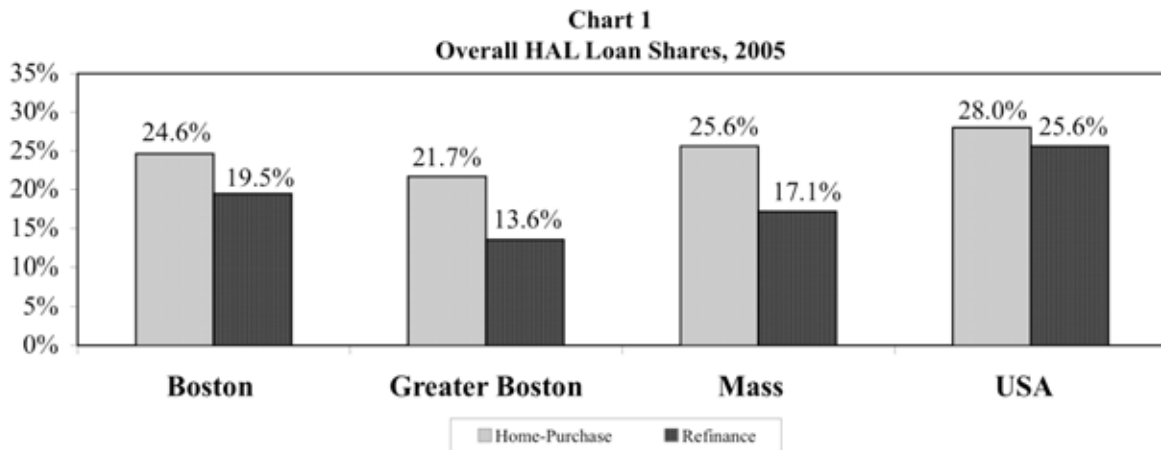
I. THE LEVEL OF HIGHER-COST MORTGAGE LENDING

Table 1 provides information on mortgage lending in the city of Boston, in the state of Massachusetts, and in each of the state’s major subdivisions: counties, metropolitan statistical areas, and regional planning areas. For each geographical area, the table provides information on the number of mortgage loans, the number of high-APR loans (HALs), and the percentage of all loans that are HALs; this information is provided separately for home-purchase loans and refinance loans. The table also provides the percentages of black and Latino households and the median family income for each area. Appendix Table 3 provides this same information for each of the 101 cities and towns in Greater Boston, (i.e., in the Metropolitan Area Planning Council [MAPC] region); Panel B of this table provides the same information for the seven largest Massachusetts cities outside Greater Boston.⁹ Among the main findings that emerge from an examination of these tables are the following:

- **In 2005, one out of every four home-purchase loans was a high-APR loan, both in the city of Boston (24.6%) and in Massachusetts (25.6%). HALs accounted for 19.5% of refinance loans in Boston and 17.1% statewide.** HAL loan shares were somewhat lower in Greater Boston: 21.7% for home-purchase loans and 13.6% for refinance loans. (See Table 1 and Chart 1.)
- **There were over fifty-nine thousand high-APR loans in Massachusetts in 2005 – 31,037 loans to finance home purchases and 28,224 refinance loans.** Borrowers in Greater Boston received over twenty-two thousand HALs (12,447 home-purchase loans plus 9,635 refinance loans). In the city of Boston, there were 4,708 HALs (2,738 plus 1,970). (Table 1 and Chart 1)
- **High-APR loans accounted for a smaller percentage of loans in Massachusetts than they did nationwide.** For home-purchase loans, the HAL loan share in Massachusetts was only slightly below that in the nation (25.6% vs. 28.0%), while for refinance loans, the state’s HAL loan share was substantially lower than its nationwide counterpart (17.1% vs. 25.6%).¹⁰

⁹ Some references to information presented in Appendix Tables 3-5 will be made in the text, but the tables are provided primarily as a resource for readers to draw upon in pursuing issues of interest for particular cities and towns.

¹⁰ Nationwide HAL shares were calculated from data in Robert Avery, Kenneth Brevoort, and Glenn Canner, “Higher-Priced Home Lending and the 2005 HMDA Data,” *Federal Reserve Bulletin*, 2006, Table 4, p. A132. These shares exclude loans for manufactured homes; including these loans would have increased the national HAL shares by less than one-half of one percentage point.



- The overall HAL loan shares in Greater Boston of 21.7% for home-purchase loans and 13.6% for refinance loans conceal great variation among the 101 individual communities in that area. **HALs accounted for more than half of all home-purchase loans in two communities – Everett (59.5%) and Revere (52.0%) – while making up less than three percent in three others: Carlisle (2.0%), Needham (2.4%) and Norfolk (2.4%). In the case of refinance loans, HALs accounted for over one-quarter of the total in two communities – Lynn and Chelsea (26.2% in each city) – while making up less than two percent in two others: Weston (1.2%) and Dover (1.5%).** (Appendix Table 3)
- **In three of the seven largest Massachusetts cities outside Greater Boston, HALs accounted for very high shares of total lending. In Lawrence, over two-thirds (67.5%) of all home-purchase loans and over one-third (39.0%) of all refinance loans were HALs.** The HAL loan shares in **Brockton** were 58.5% for home-purchase and 33.1% for refinance; in **Springfield**, they were 54.0% and 39.7%. (Appendix Table 3, Panel B)

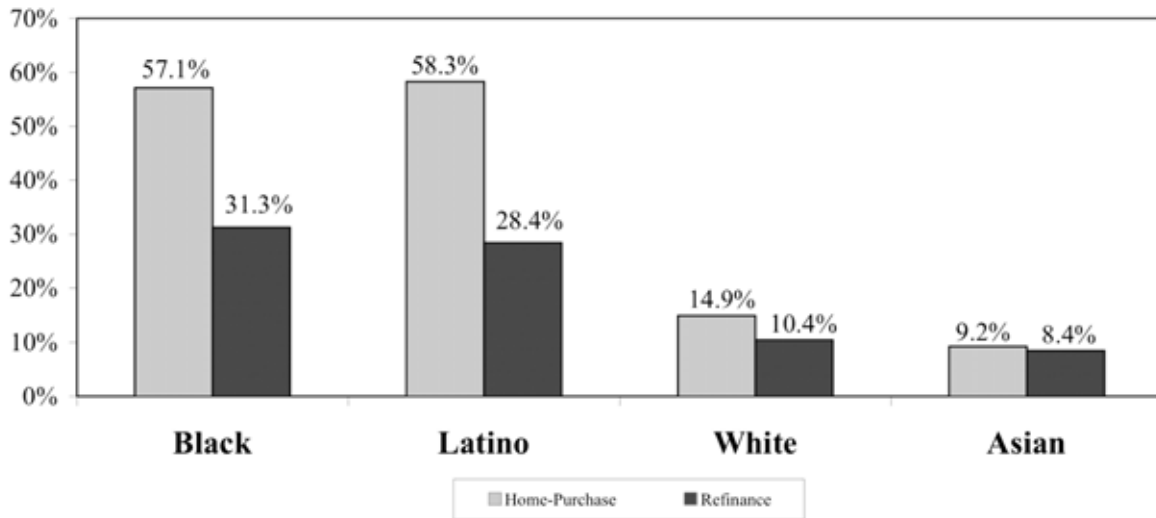
II. LENDING BY BORROWER RACE AND INCOME

Tables 2 - 8 provide data on the patterns of high-APR mortgage lending to borrowers of different races/ethnicity and at different income levels in Boston, Greater Boston, and Massachusetts. These data indicate that these higher-priced loans go disproportionately to black and Latino borrowers, but that high-APR loan shares are *not* generally higher for lower-income borrowers. When lenders are classified by both race and income, the disparities between black and Latino borrowers and white borrowers tend to be greater at higher income levels. More specifically:

- Black and Latino borrowers in Boston, in Greater Boston, and statewide were much more likely to receive HALs than were their white or Asian counterparts. In Greater Boston, for example, the HAL loan share was 57.1% for blacks and 58.3% for Latinos, but only 14.9% for whites. For *refinance loans* in Greater Boston, HALs accounted for 31.3% of loans to blacks and 28.4% of loans to Latinos, but only 10.4% of loans to whites. Expressed differently, **in Greater Boston, the HAL share for blacks was 3.8 times greater than the HAL share for whites in the case of home-purchase lending, and 3.0 times greater for refinance lending, while the corresponding**

Latino/white disparity ratios were 3.9 and 2.7. Black/white and Latino/white disparity ratios were somewhat higher in Boston and somewhat lower statewide.¹¹ At all three geographic levels, HALs accounted for over half of all *home-purchase* loans to both blacks and Latinos. HAL loan shares were generally lower for Asian borrowers than for whites. (Table 2 and Chart 2)

Chart 2
HAL Loan Shares by Race
Greater Boston, 2005

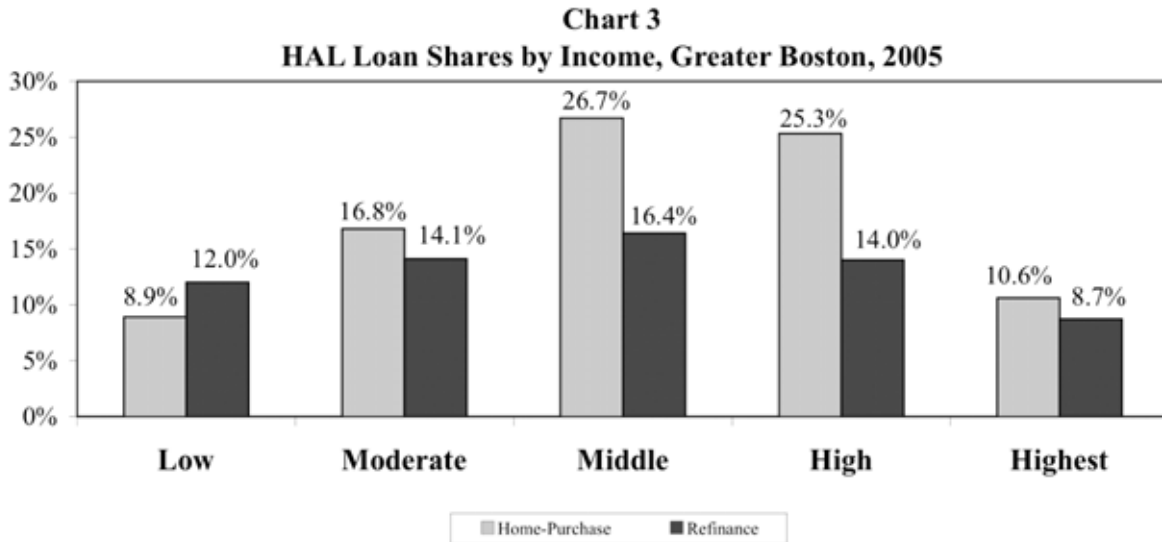


- Tables 3A (for home-purchase loans) and 3B (for refinance loans) present information on HAL loans and loan shares to black, Latino, and white borrowers in each of the state's counties, metropolitan statistical areas, and regional planning areas. These tables show that **the racial/ethnic lending patterns summarized in the preceding bullet point prevailed in all areas of the state.**¹²
- When borrowers are grouped into five income categories, HAL loan shares were lowest for borrowers whose incomes were more than double the median income in their area, but **middle-income and high-income borrowers (those with incomes between 80% and 200% of the median income in their metropolitan area) had higher HAL loan shares than low-income and moderate-income borrowers (those with incomes below 80% of the median in their area).** This general pattern held in Boston, in Greater Boston, and in Massachusetts as a whole. In Boston, high-income borrowers had the largest HAL loan shares (34.6% for home-purchase loans and 22.5% for refinance loans), while in Greater Boston and statewide middle-income borrowers had the largest HAL loan shares. (In Boston, where the median family income in 2005 was \$76,400, low- and moderate income borrowers were those with incomes up to \$61,000; middle- and high-income borrowers were those with incomes between that level and \$152,000; and the highest-income borrowers had incomes of over \$152,000. (Table 4 and Chart 3)¹³

¹¹ Disparity ratios were lower statewide than in Greater Boston not because the statewide HAL loan shares for blacks and Latinos were lower (in fact, they were higher), but rather because the statewide HAL loan shares for whites were higher.

¹² The major exceptions to this generalization are provided by the state's two smallest counties (Dukes and Nantucket), where there were few total loans and even fewer loans to blacks and Latinos. Some of the HAL loan shares and disparity ratios in these two counties are therefore either unusually low or unusually high.

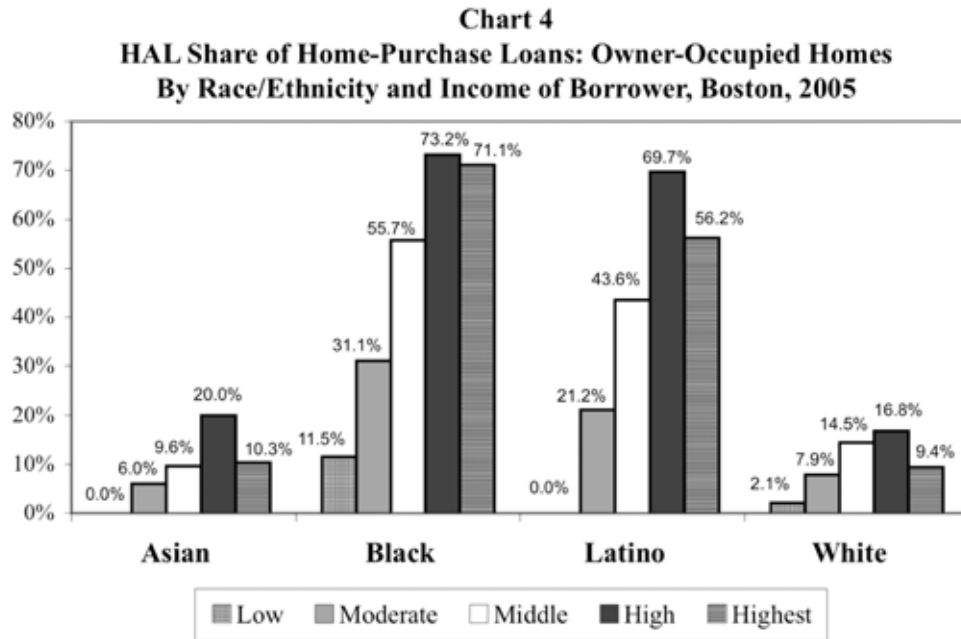
¹³ Following standard practice in mortgage lending studies, these income categories are defined in relationship to the median family income (MFI) in the metropolitan area in which the home is located. Standard practice is to divide borrowers into four income categories: less than 50% of the MFI of the metro area is "low-income"; between 50% and 80% is "moderate-income"; between 80% and 120% is "middle-income"; and over 120% is "upper-income." **In this report, the standard "upper-income" category for borrowers is subdivided into "high-income" (between 120% and 200% of the MFI in the relevant**



- The data in Table 5, which provides information for all of the state’s major geographic subdivisions on just two categories of borrowers, furnish **further evidence for the unexpected finding that high-APR lending in 2005 was not disproportionately directed toward lower-income borrowers. Indeed, the HAL loan shares of low- and moderate-income borrowers** (those with incomes less than 80% of the median income in their metropolitan area) **tended to be smaller than or roughly equal to the HAL loan shares of middle- and high-income borrowers** (those with incomes ranging from 80% to 200% of their area’s median) **throughout all areas of the state.** (Borrowers in the highest-income category are excluded from this table.)
- **When borrowers are grouped by both race/ethnicity and income level, the HAL loan shares for blacks and Latinos are always substantially higher than the HAL shares for white borrowers in the same income category. Furthermore, the disparities in HAL shares tend to increase as the income level increases.** HAL loan shares were particularly large for blacks and Latinos in the “high” and “highest” income categories. The patterns that emerge from the data are the same for Boston (Table 6), for Greater Boston (Table 7), and for the entire state (Table 8). For brevity, specific data will be provided here for only one income category in one geographical area. **In Boston in 2005, highest-income blacks received 71.1% of their home-purchase loans in the form of HALs and the HAL share for highest-income Latinos was 56.2%, while the HAL loan share was 9.4% for highest-income whites. That is, for home-purchase loans, the HAL shares for highest-income blacks and Latinos were, respectively, 7.6 times and 6.0 times greater than the HAL share for highest-income whites.** In the case of *refinance* lending, highest-income blacks received 33.8% of their loans in the form of HALs and the HAL share for highest-income Latinos was 36.6%, while the HAL share was just 7.4% for upper-income whites. Thus, for *refinance* loans, the HAL shares of highest-income blacks and Latinos were, respectively, 4.6 and

metropolitan area) and “highest-income” (more than double the MFI in the metro area). Metropolitan areas are redefined by the federal Office of Management and Budget (OMB) following each decennial census. The 2003 redefinitions involved major changes in the state’s metropolitan areas. Most significant was the redefinition of the Boston Metropolitan Statistical Area (MSA), which now consists of Essex, Middlesex, Norfolk, Plymouth and Suffolk counties and is divided into three Metropolitan Divisions (MDs). Borrowers in the Boston MSA are placed into income categories on the basis of the (MFI) in the relevant MD, rather than on the basis of the MFI in the overall MSA. Communities in Greater Boston (i.e., the MAPC region) are located in four different metropolitan areas with different MFIs, and there are eight different metropolitan areas in the state. See “Notes on Data and Methods” for more detailed information on the state’s metropolitan areas and the MFI of each.

4.9 times greater than the HAL share for highest-income whites. In Boston in 2005, highest-income borrowers were those with incomes of over \$152,000. (Tables 6-8 & Chart 4)



III. LENDING BY NEIGHBORHOOD RACE AND INCOME

In this part of the report the focus is on the characteristics of the *geographical areas* where high-APR mortgage lending is done rather than on the characteristics of the *borrowers* who received such loans. Tables 9-11 and Appendix Table 3 provide data on lending in census tracts classified by both percentage of minority households and income level (for the city of Boston and for the state as a whole), for Boston’s major neighborhoods, for the 101 cities and towns in Greater Boston, and for the seven largest Massachusetts cities outside of this region. In every case, there is clear evidence that HALs are concentrated disproportionately in areas where the percentage of minority residents is high and in areas where income levels are low (often, these are the same areas).

Tables 9 (Boston) and Table 10 (Massachusetts) classify census tracts by both race/ethnicity and income level.¹⁴ In each panel of these tables, the first four rows and columns of numbers provide information on tracts classified by both income level and race/ethnicity; the bottom row provides information for the total of all tracts at each income level; and the right-most column provides information for the total of all tracts in each racial/ethnic category. Panel A indicates the distribution of census tracts among categories; Panels B-D provide information on home-purchase lending; total number

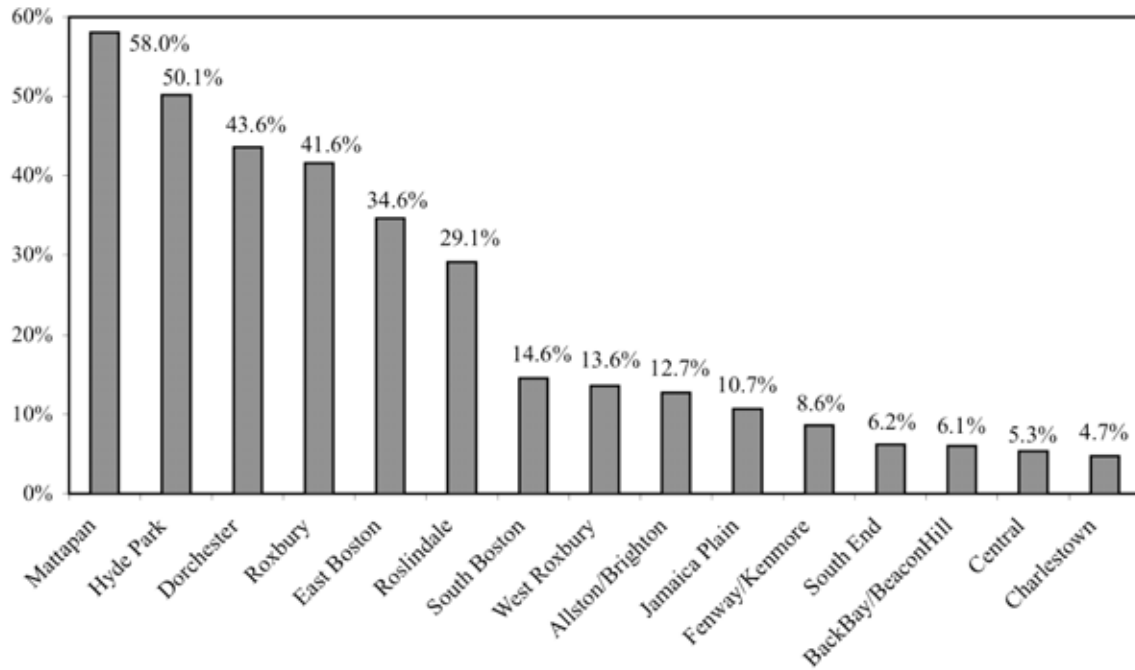
¹⁴ Census tracts, defined by the U.S. Census Bureau for each decennial census, are the smallest geographic area for which HMDA data are reported. Census tracts typically contain between 3,000 and 6,000 people and, in urban areas, cover an area several blocks square. Boston, with a population of 589,141 according to the 2000 census, has 157 census tracts. Census tracts are placed in racial/ethnic categories on the basis of percentages of minority and white households as reported in the 2000 census (minority households are all those for which the householder is other than a non-Latino white). A tract is placed into an income category on the basis of its median family income (MFI) in relationship to the MFI in the metropolitan area within which the tract is located. MFIs for geographical areas are from the 2000 decennial census. “Low-income” tracts are those with MFI’s less than 50% of the MFI in the metro area; “moderate-income” tracts have MFI’s from 50%-80% of the metro area MFI; “middle-income” tracts have MFI’s from 80%-120% of the metro area MFI; and “upper-income” tracts are those with MFI’s greater than 120% of the MFI in their metropolitan area.

of loans, share of these loans that are HALs, and HAL-share disparity ratios (expressed as the ratio of each HAL share to the HAL share in upper-income, predominantly white tracts); and Panels E-G provide the same information on refinance lending. These tables show that high-APR loans account for greatly disproportionate shares of total lending in traditionally underserved neighborhoods – that is, in census tracts with low income levels and high concentrations of minority households.

- **In the city of Boston, HAL shares in low-income census tracts were four times greater than those in upper-income tracts for *home-purchase* loans (28.4% vs. 6.2%) and six times greater for *refinance* loans (30.2% vs. 5.1%). HAL shares in predominantly-minority tracts (those with more than 75% minority households) were about four times greater than those in predominantly-white tracts both for *home-purchase* loans (52.7% vs. 11.9%) and for *refinance* loans (35.4% vs. 9.0%).** For tracts in every income category, the HAL share rises consistently as the percentage of minority households increases.¹⁵ The reverse, however, is not the case: in the three categories of tracts with at least 25% minority households, the HAL shares tend to increase, rather than decrease, as income rises. The concentration of high-APR lending is greatest in the predominantly-minority census tracts (all of these tracts are low- or moderate-income). **For *home-purchase* loans in Boston, the HAL shares for low-income and moderate-income predominantly-minority tracts were, respectively, 7.2 times and 9.2 times higher than the HAL share in upper-income predominantly white tracts.** For *refinance* loans, the HAL shares for low-income and moderate-income predominantly-minority tracts were 7.7 times and 6.5 times higher than the HAL share in upper-income predominantly-white tracts. (Table 9)
- **For the state as a whole, HAL shares in low-income census tracts were four and one-half times greater than those in upper-income tracts for *home-purchase* loans (48.9% vs. 10.8%) and three and one-half times greater for *refinance* loans (36.6% vs. 10.3%). HAL shares in predominantly-minority tracts were about two and one-half times greater than in predominantly-white tracts both for *home-purchase* loans (57.2% vs. 22.0%) and for *refinance* loans (38.6% vs. 15.4%).** With rare exceptions, HAL shares rise consistently as the percentage of minority households increases for tracts in a given income category and as the income level increases for tracts in a given racial/ethnic category. The concentration of high-APR lending is greatest in the census tracts with more than 75% minority households (all these tracts are low- or moderate-income). For *home-purchase* loans statewide, the HAL share for low-income high-minority tracts was 5.3 times higher than the HAL share for upper-income predominantly-white tracts. For *refinance* loans, the HAL share for low-income high-minority tracts was 4.4 times higher than the HAL share in upper-income predominantly-white tracts. (Table 10)
- The shares of total loans that were accounted for by high-APR loans varied dramatically among Boston's major neighborhoods. For *home-purchase* loans, the 58.0% HAL share in Mattapan was twelve times greater than the 4.7% share in Charlestown. For *refinance* loans, the 36.8% HAL share in Roxbury was thirteen times greater than the 2.8% HAL share in the Back Bay/Beacon Hill neighborhood. **The four Boston neighborhoods with the highest percentages of minority residents – Mattapan, Roxbury, Dorchester, and Hyde Park – also had the four highest HAL shares for both *home-purchase* and *refinance* lending, ranging from 27.2% to 58.0%; meanwhile, in the four neighborhoods with fewer than 25% minority residents – Back Bay/Beacon Hill, South Boston, West Roxbury, and Charlestown – the HAL shares were between 2.8% and 14.6%.** (Table 11 and Chart 5)

¹⁵ There is one exception to this generalization: the HAL percentages are lower in the single upper-income census tract with 25%-50% minority households than in the upper-income tracts with more than 75% white households.

Chart 5
HAL Loan Shares of Home-Purchase Loans
Boston Neighborhoods, 2005



- For each community in Greater Boston, Appendix Table 3 provides information on median family income and percentages of black and of Latino households as well as on high-APR lending. Examination of these data shows that the HAL loan shares of the 101 cities and towns in the region have a strong positive correlation with their percentages of black and Latino residents and a strong negative correlation with their median family incomes (MFIs). For example, if communities are ranked by the total of their HAL shares for home-purchase and refinance loans, **the five communities with the highest shares of HALs in 2005 had an average of 21.5% black plus Latino households and an average MFI of \$47,022, while the five communities with the lowest HAL shares had an average of 2.5% black plus Latino households and an average MFI of \$135,194.** (The high HAL-share communities are Everett, Revere, Chelsea, Lynn, and Randolph; the low HAL-share communities are Carlisle, Needham, Dover, Weston, and Lincoln.)
- Further evidence of the concentration of HAL lending in areas with low incomes and high percentages of minority residents is obtained by comparing the data for the 101 communities in Greater Boston with that for the seven largest Massachusetts cities outside this region, as presented in Panel B of Appendix Table 3. **The totals of the HAL shares for home-purchase and refinance loans in Lawrence (HAL shares of 67.5% for home-purchase loans and 39.0% for refinance loans), Springfield (54.0% and 39.7%), and Brockton (58.5% and 33.1%) were all higher than the total HAL shares in any community in Greater Boston.** Lawrence, Springfield, and Brockton rank first, third, and fifth among Massachusetts communities in percentage of black plus Latino households (Chelsea and Boston rank second and fourth). The median family income (MFI) in Lawrence is lower than that of any community in Greater Boston, the MFI in Springfield is lower than that of any Greater Boston community except Chelsea, and the MFI in Brockton is lower than that of all but four communities in Greater Boston.

IV. THE BIGGEST HIGHER-COST LENDERS

Who were the biggest high-APR lenders? Table 12 presents information on the 20 lenders that made 45 or more HALs in the city of Boston in 2005, and Table 13 presents the same information on the 25 lenders that made more than 500 loans in Massachusetts. For each lender, these tables show the number of HALs, the total number of loans, and HALs as a percentage of the total (for overall lending as well as for home-purchase and refinance loans separately). Loans by separate lenders within the same corporate family are consolidated, with the individual lenders within each family identified in footnotes to the tables that indicate the total loans and HAL percentage for each individual lender. For purposes of comparison, Panel B of Tables 12 and 13 provides information on the seven biggest overall lenders who made fewer HALs than necessary for inclusion among the top HAL lenders.

- **H&R Block/Option One was the state's biggest subprime lender, with 8,574 HALs statewide in 2005. Two other lenders – Fremont Investment & Loan and New Century Mortgage – each made more than five thousand HALs in the state. These three companies were also the only ones to make more than four hundred HALs in Boston, although Fremont was the largest single HAL lender in the city with 612 loans. Altogether, ten companies made more than two thousand HAL loans statewide – GE/WMC Mortgage, Countrywide, Ameriquest/Argent, National City/First Franklin, Washington Mutual/Long Beach, and Accredited Home Lenders, in addition to the three already mentioned. The top nine of these were also the only nine companies to make more than 120 loans in Boston (although their rank order was different in the city than in the state). Indeed, the state's biggest HAL lenders were also the biggest HAL lenders in every part of the state.**¹⁶ (Tables 12 & 13)
- Table 14 (Boston) and Table 15 (Massachusetts) provide information on lending to black, Latino, and white borrowers by each of the lenders included in Tables 12 and 13 (listed in the same order). This information includes: total loans to each of these racial/ethnic groups, the percentage of high-APR loans for each group, and the disparity ratios for black/white and Latino/white HAL shares (calculated as the black [or Latino] HAL share divided by the white HAL share). Several of the biggest HAL lenders – including Fremont, H&R Block/Option One, New Century, Accredited Home Lenders, GE/WMC, and Meritage – specialized in high-APR lending to the extent that between 82% and 93% of all their white borrowers in Boston received HALs; these lenders therefore necessarily had disparity ratios close to one (in fact, they ranged from 0.92 to 1.08). In contrast, HALs were a relatively small part of the overall lending for other big HAL lenders in the city, and these lenders tended to provide HALs to a considerably larger share of their black and Latino borrowers than of their white borrowers. Indeed, **the three biggest overall lenders in Boston** (the only three lenders with over nine hundred total loans in the city) **each had substantial disparity ratios for their high-APR lending. The black/white disparity ratios were 3.5 at Countrywide (30.6% vs. 8.8%), 6.1 at Wells Fargo (26.4% vs. 4.4%), and 3.8 at Washington Mutual/Long Beach (36.6% vs. 9.7%). The Latino/white disparity ratios at these same three lenders were 1.2, 4.3, and 5.4, respectively.**¹⁷ (Tables 14 & 15)

¹⁶ H&R Block/Option One was the biggest HAL lender in 13 of the state's 14 counties (the only exception was Suffolk County, which contains Boston). Fremont ranked first in Suffolk County and was among the top five in 12 counties; New Century was among the top five in 13 counties; and GE/WMC Mortgage was among the top five in 11 counties. The only county in which the top five HAL lenders were not among the state's ten biggest was Dukes County, where only the top three lenders were among the state's ten biggest. The data underlying the statements in this footnote are not shown in any of this report's tables.

¹⁷ This paragraph uses data from Table 14 (Boston). The same general points could be illustrated by using data from Table 15 (Massachusetts), although the numbers would be somewhat different. Most significantly, the six disparity ratios for the (same) three biggest statewide lenders ranged from 1.6 to 4.3 in Massachusetts, compared to 1.2 to 6.1 in Boston.

- The second column of Tables 12-15 identifies the “lender type” for each lender or lender family. If a lender is a bank with branches in Massachusetts, its lending in the state is subject to review and evaluation under the state and/or federal Community Reinvestment Act (CRA). An independent mortgage company – that is, one not owned by a bank – cannot lend in the state unless it is approved by the state’s Division of Banks as a licensed mortgage lender (LML). A lender that doesn’t fall into one of these two categories – generally, this is a bank without branches in Massachusetts – is classified as “other” (“OTH” in the tables). If a lender family includes at least one LML lender and at least one “other” lender, then it is classified as “mixed” (“MIX” in the tables). The fact that none of the lenders or lender families in Panel A of the Tables 12-15 are classified as “CRA” indicates that **none of the biggest HAL lenders in Massachusetts are subject to regulatory oversight of their Boston-area lending under the federal or state Community Reinvestment Act.**¹⁸ An important difference between LML and “other” lenders is that licensed mortgage lenders are *potentially* subject to state oversight and regulation of their performance in serving the credit needs of the communities where they do business, while “other” lenders are exempt from regulation by states other than their home state. Nineteen of the state’s twenty-five biggest HAL lenders are either licensed mortgage lenders or lender families that consist entirely or partially of licensed mortgage lenders.¹⁹

V. ADDITIONAL INFORMATION

It is beyond the scope of this descriptive report to offer explanations of the causes underlying the observed patterns of high-APR subprime mortgage lending or to investigate the extent to which HAL lenders engage in predatory lending and opportunity pricing. Instead, this concluding section offers supplementary information on three matters that may help readers better interpret the report’s findings.

High-APR Loans Involve Substantial Cost for Borrowers, Compared to Prime Loans

To examine the extra costs imposed by high-APR loans compared to prime loans, the monthly payments on a thirty-year fixed-rate loan of \$300,000 (the average size of a first-lien HAL in Greater Boston in 2005 was \$314,792)²⁰ were calculated at three different interest rates: 6.00% (a typical prime interest rate for a 30-year fixed-rate loan), 7.75% (the estimated minimum rate to qualify as a high-APR loan when the prime rate is 6.00%), and 9.41% (the estimated median rate on first-lien HALs when the prime rate is 6.00%).²¹ The calculated monthly payments for principal and interest are shown in the table below – together with the additional monthly and annual costs resulting from above-prime interest rates. Even the lowest-price HAL costs \$4,200 more per year than a prime-rate loan. **The median-rate HAL entails annual payments \$8,448 greater than for a prime-rate loan.**

¹⁸ Of course, licensed mortgage lenders are subject to many other state and federal laws and regulations, including fair lending laws, truth-in-lending laws, and the state’s anti-predatory lending law.

¹⁹ This distinction is emphasized here because of pending state legislation discussed in the final section of Part V, below.

²⁰ The average loan amount for a first-lien HAL for an owner-occupied home in 2005 was higher than this in the city of Boston (\$328,909), but substantially lower statewide (\$255,290).

²¹ Information presented in the article accompanying the Federal Reserve’s release of the 2005 HMDA data indicate that the average value for the APR on a prime 30-year fixed-rate mortgage loan during 2005 was about 6.0% and that the average difference between this prime APR and the reporting threshold for high-APR loans was about 1.75 percentage points (Robert Avery, Kenneth Brevoort, and Glenn Canner, “Higher-Priced Home Lending and the 2005 HMDA Data,” *Federal Reserve Bulletin*, 2006, page A143). Appendix Table 1 of the present report shows that the median rate spread on first-lien HALs in Boston in 2005 was 4.60 percentage points for home-purchase loans and 4.72 percentage points for refinance loans. The average of these two rate spreads is 4.66 percentage points, which is 1.66 percentage points above the threshold rate spread of 3.00. Thus, the accompanying table shows the minimum-rate HAL having an interest rate 1.75 percentage points above the prime interest rate and median-rate HAL having an interest rate 1.66 percentage points higher than that.

Monthly Payments on a \$300,000 30-Year Fixed-Rate Mortgage, Selected Interest Rates

Rate Level	Interest Rate	Monthly Payment	Extra over Prime-rate loan: per month	Extra over Prime-rate loan: per year
Prime loan	6.00%	\$1,799	---	---
Minimum-rate HAL	7.75%	\$2,149	\$350	\$4,200
Median-rate HAL	9.41%	\$2,503	\$704	\$8,448

The preceding paragraph and table indicate the higher costs imposed on HAL borrowers who make their monthly payments in a timely manner. However, this represents only part of the additional costs imposed by high-APR lending. In fact, many HAL borrowers will be unable to keep up their monthly payments.²² Some of these borrowers will be able to save their homes, but will incur the substantial fees imposed on delinquent borrowers. Others will end up losing their homes through foreclosure. In addition to the human costs involved, these foreclosures will impose financial costs including: the loss of any home equity previously achieved, the possible costs imposed by foreclosure rescue scams, the future costs resulting from ruined credit ratings, and the neighborhood effects of lowered property values. While it is impossible to know how many HAL borrowers will end up losing their homes, a careful investigation by **the Center for Responsible Lending estimates that more than one out of every six first-lien subprime loans for single-family owner-occupied homes originated in Massachusetts in 2006 will result in foreclosure** (their 17.6% estimated foreclosure rate for Massachusetts is slightly below their estimated nationwide foreclosure rate of 19.4%).²³

Median Rate Spreads for HALs Differ Little among Racial/Ethnic Groups

The right-hand columns in Appendix Tables 1 and 2 show the median rate spread for each type of loan for each racial/ethnic category of borrower. For example, the median rate spread of 5.44 for black borrowers in Boston who received any type of home-purchase loan means that of all black borrowers who received such loans, half had APRs that were more than 5.44 percentage points above the current rate on Treasury securities of the same maturity and half had APRs that were less than 5.44 percentage points above the Treasury rate. Given the substantial racial disparities in HAL shares that are documented in almost all of the other tables in this report, it may be surprising to observe in Appendix Tables 1 and 2 how close together the rate spreads are for the different racial groups for each category of loans. For home-purchase loans, the median rate spreads for black and Latino borrowers are about two-tenths of one percentage point higher than for white borrowers. For refinance loans, the median rate spreads for black and Latino borrowers are in most cases slightly lower than those for whites. Because the rate spreads are so similar for different categories of borrowers, they are not discussed elsewhere in this report.

²² Remember, lenders maintain that borrowers obtain high-APR loans only when there is too great a risk that they will be unable to successfully make the required monthly payments on prime loans. But the substantially higher monthly payments required by high-APR loans can only make the likelihood of default even greater. While it is often true that borrowers receive costlier loans because they are riskier borrowers, causation also runs in the other direction: subprime borrowers are riskier *because* they receive costlier loans.

²³ Ellen Schloemer, Wei Li, Keith Ernst, and Kathleen Keest, *Losing Ground: Foreclosures in the Subprime Market and Their Cost to Homeowners*, Center for Responsible Lending, December 2006; available at: www.responsiblelending.org. The estimated national foreclosure rate is on page 16; estimated rates for individual states are on page 51. This report provides an excellent introduction to the growing literature on the relationships between subprime lending and foreclosures.

Proposed Legislation Would Extend CRA-type Regulation to Many Higher-Cost Lenders

Under the federal Community Reinvestment Act (CRA), as under its Massachusetts counterpart, a lender's performance in meeting the credit needs of local communities is evaluated by government regulators only if the lender is a bank with at least one branch office in the area.²⁴ As a result, *none* of the biggest HAL lenders listed in Tables 12 and 13 are covered by the CRA for their lending in Massachusetts. In spite of the important impacts – positive or negative – that these lenders may have on the neighborhoods where they operate, they are not subject to CRA regulatory review, evaluation, and ratings. The enactment of legislation pending at the Massachusetts State House would change this. The proposed law would establish that each licensed mortgage lender with a significant volume of mortgage lending in Massachusetts has “a continuing and affirmative obligation...to help meet the housing credit needs of communities in the Commonwealth, including low and moderate neighborhoods and residents.”²⁵ In 2005, licensed mortgage lenders accounted for two-thirds (68.0%) of total *home-purchase* HALs in the state and for three-quarters (75.3%) of total *refinance* HALs. Nineteen of the state's twenty-five biggest HAL lenders, listed in Table 13, are licensed mortgage lenders or lender families consisting entirely or partially of licensed mortgage lenders.²⁶ The pending legislation is supported by the Massachusetts Community & Banking Council, the Massachusetts Bankers Association, and numerous community groups and municipal officials.

²⁴ Mortgage lending by a bank subsidiary and/or by affiliated lenders owned by the same bank holding company may be included at the option of the bank. The Massachusetts CRA extends coverage to state-chartered credit unions.

²⁵ During the 2005-06 session of the Massachusetts legislature, the legislation was entitled “An Act Establishing Housing Investment Obligations for Certain Mortgage Lenders” (Senate Bill #562 and House Bill #3011). The legislation was refiled at the beginning of the 2007-08 legislative session as part of a larger bill that will address high-cost lending and foreclosure issues. The new legislation, “An Act To Preserve and Promote Homeownership” is co-sponsored by Senator Jarrett Barrios (D-Cambridge) and Representative David Torrisi (D-North Andover).

²⁶ Licensed mortgage lenders are indicated by “LML” in the second column of Tables 12 - 15. Lending families indicated by “MIX” in this column include one or more licensed mortgage lenders. Out-of-state banks (whether chartered by the federal government or by another state) – as well as the mortgage lending subsidiaries of federally chartered out-of-state banks – are indicated by “OTH” in Tables 12-15. Out-of-state banks are exempt from regulation by the Massachusetts Division of Banks; because they do not need a license to make mortgage loans in Massachusetts, they would not be covered by the proposed legislation. An alternative possible way to bring CRA requirements to state-licensed mortgage lenders – and the only way to extend these requirements to out-of-state banks – would be through action at the national level.

Table 1
High-APR Loans (HALs) in the City of Boston; Massachusetts Counties,
Metropolitan Statistical Areas, & Regional Planning Agency Areas; and Statewide
Home-Purchase and Refinance Loans for Owner-Occupied Homes, 2005

	Home-Purchase Loans			Refinance Loans			% Black Households	% Latino Households	Median Family Income
	All Loans	High-APR Loans	% High-APR	All Loans	High-APR Loans	% High-APR			
A. The City of Boston									
Boston	11,117	2,738	24.6%	10,123	1,970	19.5%	21.4%	10.8%	\$44,151
B. The Fourteen Counties in Massachusetts									
Barnstable	4,046	1,210	29.9%	7,781	1,237	15.9%	1.4%	0.8%	\$54,728
Berkshire	1,677	276	16.5%	2,350	431	18.3%	1.6%	1.1%	\$50,162
Bristol	9,191	2,503	27.2%	15,735	2,810	17.9%	2.1%	2.6%	\$53,733
Dukes	167	71	42.5%	500	64	12.8%	2.6%	0.7%	\$55,018
Essex	15,302	4,375	28.6%	20,380	3,485	17.1%	2.3%	8.1%	\$63,746
Franklin	987	205	20.8%	1,570	297	18.9%	0.8%	1.3%	\$50,915
Hampden	8,030	2,859	35.6%	9,690	2,737	28.2%	7.5%	11.6%	\$49,257
Hampshire	2,000	244	12.2%	2,584	414	16.0%	1.5%	2.4%	\$57,480
Middlesex	27,439	5,653	20.6%	33,281	4,068	12.2%	3.1%	3.3%	\$74,194
Nantucket	159	26	16.4%	338	21	6.2%	2.4%	1.2%	\$66,786
Norfolk	12,220	2,179	17.8%	17,516	2,137	12.2%	2.8%	1.3%	\$77,847
Plymouth	9,773	2,882	29.5%	17,683	3,377	19.1%	4.3%	1.7%	\$65,554
Suffolk	13,306	3,767	28.3%	12,385	2,484	20.1%	19.5%	11.4%	\$44,361
Worcester	16,469	4,767	28.9%	22,640	4,654	20.6%	2.3%	5.1%	\$58,394
C. The Two Metropolitan Statistical Areas That Do Not Consist of Single Counties +									
Boston MSA	78,040	18,856	24.2%	101,245	15,551	15.4%	6.0%	5.1%	\$66,229
Springfield MSA	11,017	3,308	30.0%	13,844	3,448	24.9%	5.4%	8.4%	\$51,150
D. The Eight Regional Planning Agency Areas That Do Not Consist of Single Counties ^									
Central Mass	11,239	3,156	28.1%	15,678	3,183	20.3%	2.5%	5.3%	N/A
MAPC*	57,330	12,447	21.7%	71,107	9,635	13.6%	6.6%	4.7%	N/A
Merrimack Valley	7,314	2,238	30.6%	9,317	1,795	19.3%	1.2%	14.9%	N/A
Montachusett	5,008	1,492	29.8%	6,749	1,466	21.7%	2.0%	5.0%	N/A
N. Middlesex	6,024	1,718	28.5%	7,929	1,336	16.8%	1.8%	5.3%	N/A
Old Colony	7,209	2,557	35.5%	11,925	2,471	20.7%	6.2%	2.4%	N/A
Pioneer Valley	10,030	3,103	30.9%	12,274	3,151	25.7%	5.9%	9.3%	N/A
Southeastern	10,443	2,782	26.6%	18,417	3,355	18.2%	2.0%	2.4%	N/A
E. Statewide									
Massachusetts	121,144	31,037	25.6%	164,582	28,224	17.1%	4.9%	5.0%	\$61,664

+ The Boston Metropolitan Statistical Area (MSA) consists of Essex, Middlesex, Norfolk, Plymouth & Suffolk counties. The Springfield MSA consists of Franklin, Hampden, & Hampshire counties. Barnstable, Berkshire, Bristol, & Worcester counties each constitute a separate MSA.

^ Massachusetts is divided into 13 Regional Planning Agency (RPA) areas. Five of these RPA areas consist of complete single counties: Barnstable, Berkshire, Dukes, Franklin, & Nantucket. For in-depth information about the RPA areas, click "Regional Planning Agencies" at www.mass.gov.

* In this report, "Greater Boston" consists of the 101 cities and towns that constitute the Metropolitan Area Planning Council (MAPC) region.

Table 2
High-APR Loans (HALs), By Race/Ethnicity of Borrower
City of Boston, Greater Boston, and Massachusetts
Loans for Owner-Occupied Homes, 2005

Borrower Race/ Ethnicity	City of Boston				Greater Boston				Massachusetts			
	All Loans	High- APR Loans	% High- APR	Ratio to White %	All Loans	High- APR Loans	% High- APR	Ratio to White %	All Loans	High- APR Loans	% High- APR	Ratio to White %
A. Home-Purchase Loans												
Asian	564	68	12.1%	0.91	3,523	324	9.2%	0.62	5,727	792	13.8%	0.73
Black	1,701	975	57.3%	4.33	3,619	2,065	57.1%	3.83	7,495	4,548	60.7%	3.19
Latino	1,155	598	51.8%	3.91	5,522	3,218	58.3%	3.91	11,095	6,593	59.4%	3.13
White	6,513	863	13.3%	1.00	39,102	5,829	14.9%	1.00	86,111	16,361	19.0%	1.00
Other*	50	17	34.0%		235	64	27.2%		490	161	32.9%	
No Info^	1,134	217	19.1%		5,327	947	17.8%		10,226	2,582	25.2%	
Total	11,117	2,738	24.6%		57,328	12,447	21.7%		121,144	31,037	25.6%	
B. Refinance Loans												
Asian	287	35	12.2%	1.14	2,104	177	8.4%	0.81	3,422	390	11.4%	0.82
Black	2,077	681	32.8%	3.05	3,635	1,138	31.3%	3.02	6,455	2,238	34.7%	2.49
Latino	832	250	30.0%	2.80	3,354	952	28.4%	2.73	7,576	2,539	33.5%	2.41
White	5,292	568	10.7%	1.00	52,558	5,456	10.4%	1.00	124,525	17,330	13.9%	1.00
Other*	50	10	20.0%		266	43	16.2%		698	158	22.6%	
No Info^	1,585	426	26.9%		9,189	1,869	20.3%		21,906	5,569	25.4%	
Total	10,123	1,970	19.5%		71,106	9,635	13.6%		164,582	28,224	17.1%	

Note: In this report, "Greater Boston" consists of the 101 cities and towns that constitute the Metropolitan Area Planning Council (MAPC) region.

* "Other" combines "American Indian or Alaska Native" and "Native Hawaiian or Other Pacific Islander."

^ "No Info" is short for "Information not provided by applicant in telephone or mail application" or "not available."

Table 3A
High-APR Loans (HALs) to Black, Latino, & White Borrowers in the City of Boston;
Massachusetts Counties, Metropolitan Statistical Areas, & Regional Planning Areas; and Statewide
HOME-PURCHASE LOANS for Owner-Occupied Homes, 2005

	Black Borrowers			Latino Borrowers			White Borrowers			High-APR Share Disparity Ratios	
	All Loans	High-APR Loans	% High-APR	All Loans	High-APR Loans	% High-APR	All Loans	High-APR Loans	% High-APR	Black/White	Latino/White
	A. The City of Boston										
Boston	1,701	975	57.3%	1,155	598	51.8%	6,513	863	13.3%	4.33	3.91
B. The Fourteen Counties in Massachusetts											
Barnstable	69	30	43.5%	255	172	67.5%	3,342	872	26.1%	1.67	2.59
Berkshire	31	15	48.4%	38	12	31.6%	1,478	222	15.0%	3.22	2.10
Bristol	436	256	58.7%	410	201	49.0%	7,516	1,788	23.8%	2.47	2.06
Dukes	6	4	66.7%	8	4	50.0%	135	59	43.7%	1.53	1.14
Essex	538	316	58.7%	2,568	1,707	66.5%	10,571	1,980	18.7%	3.14	3.55
Franklin	15	9	60.0%	16	9	56.3%	886	167	18.8%	3.18	2.98
Hampden	663	439	66.2%	1,217	711	58.4%	5,461	1,383	25.3%	2.61	2.31
Hampshire	36	11	30.6%	48	8	16.7%	1,753	191	10.9%	2.80	1.53
Middlesex	1,111	661	59.5%	2,254	1,385	61.4%	18,887	2,918	15.4%	3.85	3.98
Nantucket	4	3	75.0%	9	5	55.6%	132	16	12.1%	6.19	4.58
Norfolk	809	462	57.1%	482	219	45.4%	8,882	1,202	13.5%	4.22	3.36
Plymouth	1,126	761	67.6%	399	235	58.9%	7,247	1,526	21.1%	3.21	2.80
Suffolk	1,773	1,020	57.5%	2,050	1,153	56.2%	7,507	1,213	16.2%	3.56	3.48
Worcester	874	561	64.2%	1,337	772	57.7%	12,005	2,806	23.4%	2.75	2.47
C. The Two Metropolitan Statistical Areas That Do Not Consist of Single Counties +											
Boston MSA	5,357	3,220	60.1%	7,753	4,699	60.6%	53,094	8,839	16.6%	3.61	3.64
Springfield MSA	714	459	64.3%	1,281	728	56.8%	8,100	1,741	21.5%	2.99	2.64
D. The Eight Regional Planning Agency Areas That Do Not Consist of Single Counties ^											
Central Mass	674	444	65.9%	836	465	55.6%	8,044	1,789	22.2%	2.96	2.50
MAPC*	3,619	2,065	57.1%	5,522	3,218	58.3%	39,104	5,829	14.9%	3.83	3.91
Merrimack Valley	214	124	57.9%	1,471	1,020	69.3%	4,780	922	19.3%	3.00	3.59
Montachusett	190	108	56.8%	420	251	59.8%	3,837	957	24.9%	2.28	2.40
N. Middlesex	399	268	67.2%	463	292	63.1%	4,020	878	21.8%	3.08	2.89
Old Colony	1,207	836	69.3%	423	261	61.7%	4,798	1,150	24.0%	2.89	2.57
Pioneer Valley	699	450	64.4%	1,265	719	56.8%	7,214	1,574	21.8%	2.95	2.61
Southeastern	456	255	55.9%	417	196	47.0%	8,648	2,046	23.7%	2.36	1.99
E. Statewide											
Massachusetts	7,495	4,548	60.7%	11,095	6,593	59.4%	86,111	16,361	19.0%	3.19	3.13

+ The Boston Metropolitan Statistical Area (MSA) consists of Essex, Middlesex, Norfolk, Plymouth & Suffolk counties. The Springfield MSA consists of Franklin, Hampden, & Hampshire counties. Barnstable, Berkshire, Bristol, & Worcester counties each constitute a separate MSA.

^ Massachusetts is divided into 13 Regional Planning Agency (RPA) areas. Five of these RPA areas consist of complete single counties: Barnstable, Berkshire, Dukes, Franklin, & Nantucket. For in-depth information about the RPA areas, click "Regional Planning Agencies" at www.mass.gov.

* In this report, "Greater Boston" consists of the 101 cities and towns that constitute the Metropolitan Area Planning Council (MAPC) region.

Table 3B
High-APR Loans (HALs) to Black, Latino, & White Borrowers in the City of Boston;
Massachusetts Counties, Metropolitan Statistical Areas, & Regional Planning Areas; and Statewide
REFINANCE LOANS for Owner-Occupied Homes, 2005

	Black Borrowers			Latino Borrowers			White Borrowers			High-APR Share Disparity Ratios	
	All Loans	High-APR Loans	% High-APR	All Loans	High-APR Loans	% High-APR	All Loans	High-APR Loans	% High-APR	Black/White	Latino/White
	A. The City of Boston										
Boston	2,077	681	32.8%	832	250	30.0%	5,292	568	10.7%	3.05	2.80
B. The Fourteen Counties in Massachusetts											
Barnstable	112	39	34.8%	174	51	29.3%	6,441	885	13.7%	2.53	2.13
Berkshire	25	9	36.0%	27	6	22.2%	2,003	316	15.8%	2.28	1.41
Bristol	338	107	31.7%	471	117	24.8%	12,738	1,999	15.7%	2.02	1.58
Dukes	17	2	11.8%	10	2	20.0%	397	47	11.8%	0.99	1.69
Essex	356	125	35.1%	1,760	699	39.7%	15,625	2,044	13.1%	2.68	3.04
Franklin	10	4	40.0%	13	3	23.1%	1,318	218	16.5%	2.42	1.40
Hampden	530	237	44.7%	788	349	44.3%	6,757	1,512	22.4%	2.00	1.98
Hampshire	34	11	32.4%	40	8	20.0%	2,209	311	14.1%	2.30	1.42
Middlesex	738	205	27.8%	1,272	339	26.7%	25,550	2,606	10.2%	2.72	2.61
Nantucket	1	0	0.0%	4	1	25.0%	297	15	5.1%	0.00	4.95
Norfolk	663	206	31.1%	382	69	18.1%	13,504	1,365	10.1%	3.07	1.79
Plymouth	987	363	36.8%	391	124	31.7%	13,481	2,129	15.8%	2.33	2.01
Suffolk	2,140	709	33.1%	1,284	406	31.6%	6,666	806	12.1%	2.74	2.62
Worcester	503	221	43.9%	957	365	38.1%	17,417	3,072	17.6%	2.49	2.16
C. The Two Metropolitan Statistical Areas That Do Not Consist of Single Counties +											
Boston MSA	4,884	1,608	32.9%	5,089	1,637	32.2%	74,826	8,950	12.0%	2.75	2.69
Springfield MSA	574	252	43.9%	841	360	42.8%	10,284	2,041	19.8%	2.21	2.16
D. The Eight Regional Planning Agency Areas That Do Not Consist of Single Counties ^											
Central Mass	398	184	46.2%	628	237	37.7%	12,025	2,104	17.5%	2.64	2.16
MAPC*	3,635	1,138	31.3%	3,354	952	28.4%	52,559	5,456	10.4%	3.02	2.73
Merrimack Valley	123	46	37.4%	1,138	492	43.2%	6,833	977	14.3%	2.62	3.02
Montachusett	114	37	32.5%	282	113	40.1%	5,276	981	18.6%	1.75	2.16
N. Middlesex	143	67	46.9%	281	92	32.7%	5,958	822	13.8%	3.40	2.37
Old Colony	998	373	37.4%	365	118	32.3%	8,517	1,407	16.5%	2.26	1.96
Pioneer Valley	564	248	44.0%	828	357	43.1%	8,966	1,823	20.3%	2.16	2.12
Southeastern	375	110	29.3%	512	125	24.4%	14,991	2,430	16.2%	1.81	1.51
E. Statewide											
Massachusetts	6,455	2,238	34.7%	7,576	2,539	33.5%	124,525	17,330	13.9%	2.49	2.41

+ The Boston Metropolitan Statistical Area (MSA) consists of Essex, Middlesex, Norfolk, Plymouth & Suffolk counties. The Springfield MSA consists of Franklin, Hampden, & Hampshire counties. Barnstable, Berkshire, Bristol, & Worcester counties each constitute a separate MSA.

^ Massachusetts is divided into 13 Regional Planning Agency (RPA) areas. Five of these RPA areas consist of complete single counties: Barnstable, Berkshire, Dukes, Franklin, & Nantucket. For in-depth information about the RPA areas, click "Regional Planning Agencies" at www.mass.gov.

* In this report, "Greater Boston" consists of the 101 cities and towns that constitute the Metropolitan Area Planning Council (MAPC) region.

Table 4
High-APR Loans (HALs), By Income of Borrower
Loans for Owner-Occupied Homes, 2005
City of Boston, Greater Boston, and Massachusetts

Borrower Income*	City of Boston				Greater Boston				Massachusetts			
	All Loans	High- APR Loans	Percent HALs	Ratio to Highest%	All Loans	High- APR Loans	Percent HALs	Ratio to Highest%	All Loans	High- APR Loans	Percent HALs	Ratio to Highest%
A. Home-Purchase Loans												
Low	280	13	4.6%	0.35	1,668	148	8.9%	0.83	4,492	785	17.5%	1.42
Moderate	1,760	232	13.2%	0.99	8,768	1,473	16.8%	1.58	22,481	5,754	25.6%	2.08
Middle	3,063	801	26.2%	1.97	17,433	4,663	26.7%	2.51	39,387	12,453	31.6%	2.57
High	3,750	1,296	34.6%	2.60	18,159	4,598	25.3%	2.38	35,113	8,938	25.5%	2.07
Highest	1,807	241	13.3%	1.00	8,762	933	10.6%	1.00	14,168	1,745	12.3%	1.00
Not Reported	457	155	33.9%		2,538	632	24.9%		5,503	1,362	24.8%	
Total	11,117	2,738	24.6%		57,328	12,447	21.7%		121,144	31,037	25.6%	
B. Refinance Loans												
Low	510	81	15.9%	1.34	3,597	430	12.0%	1.37	9,824	1,658	16.9%	1.57
Moderate	1,894	374	19.7%	1.67	13,271	1,868	14.1%	1.62	35,758	7,165	20.0%	1.86
Middle	3,125	688	22.0%	1.86	21,314	3,506	16.4%	1.89	51,498	10,440	20.3%	1.88
High	2,877	648	22.5%	1.90	20,294	2,837	14.0%	1.60	43,916	6,771	15.4%	1.43
Highest	1,132	134	11.8%	1.00	8,826	769	8.7%	1.00	15,251	1,643	10.8%	1.00
Not Reported	585	45	7.7%		3,804	225	5.9%		8,335	547	6.6%	
Total	10,123	1,970	19.5%		71,106	9,635	13.6%		164,582	28,224	17.1%	

Note: In this report, "Greater Boston" consists of the 101 cities and towns that constitute the Metropolitan Area Planning Council (MAPC) region.

* Income categories are defined in relationship to the Median Family Income (MFI) of the metropolitan area in which the home is located. For Boston, the relevant MFI in 2005 was \$76,400. The 101 communities in the MAPC Region are located in four different metro areas, with MFIs ranging from \$70,400 to \$89,350. In the entire state, there are eight metropolitan areas, with MFIs ranging from \$60,450 to \$89,350. Borrowers in Dukes and Nantucket Counties, which are not in any metro area, were placed into income categories on the basis of the statewide MFI of \$74,400. "Low" is less than 50% of the MFI in the relevant metro area; "Moderate" is 50%-80% of this amount; "Middle" is 80%-120% of this amount; "High" is 120%-200% of this amount; and "Highest" over 200% of the MFI in the relevant metro area. For more detail, see "Notes on Data & Methods."

Table 5
High-APR Lonas (HALs) To Borrowers at Different Income Levels# in the City of Boston;
Massachusetts Counties, Metropolitan Statistical Areas, & Regional Planning Areas; and Statewide
Loans for Owner-Occupied Homes, 2005

	Home-Purchase Loans					Refinance Loans				
	Low/Mod Income		Mid/High Income		Ratio: LMI%/ MHI%	Low/Mod Income		Mid/High Income		Ratio: LMI%/ MHI%
	Number HALs	% HALs	Number HALs	% HALs		Number HALs	% HALs	Number HALs	% HALs	
A. The City of Boston										
Boston	245	12.0%	2,097	30.8%	0.39	455	18.9%	1,336	22.3%	0.85
B. The Fourteen Counties in Massachusetts										
Barnstable	70	11.2%	932	37.6%	0.30	233	13.5%	823	18.6%	0.73
Berkshire	126	25.0%	131	14.8%	1.68	200	24.1%	215	17.5%	1.38
Bristol	309	20.9%	1,898	29.8%	0.70	743	19.4%	1,838	18.5%	1.05
Dukes	0	0.0%	69	45.4%	0.00	7	9.7%	54	14.0%	0.69
Essex	942	26.2%	3,045	32.6%	0.80	1,004	18.1%	2,194	18.5%	0.98
Franklin	75	22.7%	113	20.4%	1.11	106	18.8%	174	20.0%	0.94
Hampden	1,127	38.5%	1,582	35.9%	1.07	1,212	34.9%	1,429	26.8%	1.30
Hampshire	67	14.7%	156	12.7%	1.16	139	19.8%	252	15.9%	1.24
Middlesex	1,431	21.2%	3,686	22.4%	0.95	1,435	14.2%	2,296	12.5%	1.13
Nantucket	0	0.0%	26	18.4%	0.00	0	0.0%	21	7.2%	0.00
Norfolk	227	13.3%	1,650	21.6%	0.62	475	12.9%	1,429	14.0%	0.92
Plymouth	540	25.5%	2,046	33.5%	0.76	1,091	20.6%	2,052	20.0%	1.03
Suffolk	366	14.8%	2,911	34.7%	0.43	542	17.9%	1,713	23.2%	0.77
Worcester	1,259	31.6%	3,146	30.5%	1.04	1,636	24.4%	2,721	20.5%	1.19
C. The Two Metropolitan Statistical Areas That Do Not Consist of Single Counties +										
Boston MSA	3,506	21.1%	13,338	27.8%	0.76	4,547	16.4%	9,684	16.7%	0.99
Springfield MSA	1,269	34.2%	1,851	29.9%	1.14	1,457	30.7%	1,855	23.9%	1.29
D. The Eight Regional Planning Agency Areas That Do Not Consist of Single Counties ^										
Central Mass	771	30.2%	2,137	29.8%	1.01	1,071	24.1%	1,887	20.1%	1.20
MAPC*	1,621	15.5%	9,261	26.0%	0.60	2,298	13.6%	6,343	15.2%	0.89
Merrimack Valley	620	32.0%	1,459	34.0%	0.94	595	21.6%	1,079	20.5%	1.05
Montachusett	508	32.6%	893	29.8%	1.09	608	24.6%	795	21.7%	1.13
N. Middlesex	734	31.5%	880	27.0%	1.17	628	18.7%	631	15.9%	1.18
Old Colony	470	29.3%	1,880	39.2%	0.75	835	21.9%	1,502	21.5%	1.02
Pioneer Valley	1,194	35.3%	1,738	30.8%	1.14	1,351	32.3%	1,681	24.3%	1.33
Southeastern	374	20.2%	2,085	29.2%	0.69	956	19.4%	2,158	19.0%	1.02
E. Statewide										
Massachusetts	6,539	24.2%	21,391	28.7%	0.84	8,823	19.4%	17,211	18.0%	1.07

+ The Boston Metropolitan Statistical Area (MSA) consists of Essex, Middlesex, Norfolk, Plymouth & Suffolk counties. The Springfield MSA consists of Franklin, Hampden, & Hampshire counties. Barnstable, Berkshire, Bristol, & Worcester counties each constitute a separate MSA.

^ Massachusetts is divided into 13 Regional Planning Agency (RPA) areas. Five of these RPA areas consist of complete single counties: Barnstable, Berkshire, Dukes, Franklin, & Nantucket. For in-depth information about the RPA areas, click "Regional Planning Agencies" at www.mass.gov.

"Low/Mod Income" is no more than 80% of the Median Family Income (MFI) of the metro area in which the home is located; "Mid/High-income" is between 80%-200% of the MFI in the relevant metro area. "Highest-income" borrowers (those with incomes more than double the MFI in the metro area) are excluded from this table. For more information, see footnote to Table 4 or "Notes on Data & Methods."

* In this report, "Greater Boston" consists of the 101 cities and towns that constitute the Metropolitan Area Planning Council (MAPC) region.

Table 6
High-APR Loans by Race/Ethnicity & Income of Borrower
Number of Loans, Percent of All Loans, and Disparity Ratios
Loans for Owner-Occupied Homes, City of Boston, 2005

	Low Income*	Moderate Income*	Middle Income*	High Income*	Highest Income*
A. Total Number of Home-Purchase Loans					
Asian	28	116	135	160	97
Black	61	296	521	687	76
Latino	28	156	358	472	73
White	142	1,055	1,699	2,039	1,336
B. High-APR Loans (HALs) as Percent of Total: Home-Purchase Loans					
Asian	0.0%	6.0%	9.6%	20.0%	10.3%
Black	11.5%	31.1%	55.7%	73.2%	71.1%
Latino	0.0%	21.2%	43.6%	69.7%	56.2%
White	2.1%	7.9%	14.5%	16.8%	9.4%
C. Home-Purchase Loan Share Disparity Ratios (Ratio to White HAL percentage for same income category)					
Asian	0.00	0.77	0.67	1.19	1.10
Black	5.43	3.95	3.84	4.35	7.59
Latino	0.00	2.69	3.01	4.14	6.00
White	1.00	1.00	1.00	1.00	1.00
D. Total Number of Refinance Loans					
Asian	16	48	72	93	43
Black	125	519	734	494	80
Latino	31	144	308	252	41
White	242	839	1,513	1,585	809
E. High-APR Loans (HALs) as Percent of Total: Refinance Loans					
Asian	6.3%	12.5%	11.1%	15.1%	14.0%
Black	18.4%	29.7%	36.1%	39.7%	33.8%
Latino	12.9%	18.1%	29.5%	41.3%	36.6%
White	11.6%	11.7%	11.4%	12.3%	7.4%
F. Refinance Loan Share Disparity Ratios (Ratio to White HAL percentage for same income category)					
Asian	0.54	1.07	0.98	1.22	1.88
Black	1.59	2.54	3.18	3.22	4.55
Latino	1.12	1.55	2.60	3.35	4.93
White	1.00	1.00	1.00	1.00	1.00

* Income categories are defined in relationship to the Median Family Income of the Boston Metropolitan Division (\$76,400 in 2005). "Low" is less than 50% of this amount (\$1K-\$38K in 2005); "Moderate" is 50%-80% of this amount (\$39K-\$61K); "Middle" is 80%-120% of this amount (\$62K-\$91K); "High" is 120%-200% of this amount (\$92K-\$152K); and "Highest" is over 200% of this amount (\$153K or greater). HMDA data report income to the nearest thousand dollars.

Table 7
High-APR Loans by Race/Ethnicity & Income of Borrower
Number of Loans, Percent of All Loans, and Disparity Ratios
Loans for Owner-Occupied Homes, Greater Boston, 2005

	Low Income*	Moderate Income*	Middle Income*	High Income*	Highest Income*
A. Total Number of Home Purchase Loans					
Asian	103	579	1,166	1,043	500
Black	103	576	1,286	1,318	192
Latino	133	806	2,183	1,875	257
White	1,173	6,100	11,193	12,117	6,798
B. High-APR Loans (HALs) as Percent of Total: Home Purchase Loans					
Asian	1.0%	4.8%	9.0%	12.8%	6.8%
Black	13.6%	34.9%	59.8%	70.3%	50.0%
Latino	28.6%	41.3%	59.7%	69.1%	49.8%
White	7.2%	12.8%	18.6%	15.8%	8.8%
C. Home Purchase Loan Share Disparity Ratios (Ratio to White HAL percentage for same income category)					
Asian	0.13	0.38	0.48	0.81	0.77
Black	1.88	2.72	3.21	4.44	5.69
Latino	3.94	3.22	3.20	4.37	5.67
White	1.00	1.00	1.00	1.00	1.00
D. Total Number of Refinance Loans					
Asian	70	321	627	649	321
Black	199	874	1,284	904	164
Latino	134	677	1,248	890	185
White	2,675	9,433	15,213	15,365	7,063
E. High-APR Loans (HALs) as Percent of Total: Refinance Loans					
Asian	2.9%	6.9%	9.6%	9.6%	7.5%
Black	16.6%	28.0%	35.4%	37.4%	29.3%
Latino	14.9%	17.0%	31.3%	38.8%	26.5%
White	10.1%	11.0%	12.5%	10.3%	7.5%
F. Refinance Loan Share Disparity Ratios (Ratio to White HAL percentage for same income category)					
Asian	0.28	0.62	0.76	0.93	1.00
Black	1.64	2.55	2.82	3.63	3.92
Latino	1.48	1.55	2.50	3.76	3.55
White	1.00	1.00	1.00	1.00	1.00

Note: In this report, "Greater Boston" consists of the 101 cities and towns that constitute the Metropolitan Area Planning Council (MAPC) region.

* Income categories are defined in relationship to the Median Family Income (MFI) of the metropolitan area in which the home is located. Communities in the MAPC Region are located in four different metro areas, with MFIs ranging from \$70,400 to \$89,350. "Low" is less than 50% of the MFI in the relevant metro area; "Moderate" is 50%-80% of this amount; "Middle" is 80%-120% of this amount; "High" is 120%-200% of this amount; and "Highest" is over 200% of the MFI in the relevant metro area. For more information, see "Notes on Data & Methods."

Table 8
High-APR Loans by Race/Ethnicity & Income of Borrower
Number of Loans, Percent of All Loans, and Disparity Ratios
Loans for Owner-Occupied Homes, Massachusetts, 2005

	Low Income*	Moderate Income*	Middle Income*	High Income*	Highest Income*
A. Total Number of Home Purchase Loans					
Asian	189	977	1,944	1,637	745
Black	243	1,578	2,970	2,128	306
Latino	489	2,496	4,414	2,782	413
White	3,211	15,680	26,788	25,321	11,194
B. High-APR Loans (HALs) as Percent of Total: Home Purchase Loans					
Asian	10.6%	12.6%	15.6%	14.4%	7.5%
Black	34.2%	49.9%	64.9%	69.3%	49.3%
Latino	38.7%	52.2%	63.5%	67.1%	48.7%
White	13.2%	19.0%	23.7%	18.2%	10.5%
C. Home Purchase Loan Share Disparity Ratios (Ratio to White HAL percentage for same income category)					
Asian	0.80	0.66	0.66	0.79	0.72
Black	2.58	2.62	2.74	3.81	4.72
Latino	2.92	2.74	2.68	3.69	4.66
White	1.00	1.00	1.00	1.00	1.00
D. Total Number of Refinance Loans					
Asian	161	589	1,024	995	472
Black	407	1,671	2,329	1,449	255
Latino	506	2,083	2,760	1,517	298
White	7,302	25,952	38,120	34,366	12,358
E. High-APR Loans (HALs) as Percent of Total: Refinance Loans					
Asian	8.1%	12.2%	14.2%	10.5%	9.3%
Black	21.4%	34.1%	39.5%	37.7%	31.0%
Latino	24.5%	32.5%	37.7%	36.5%	25.5%
White	14.2%	16.3%	16.3%	12.5%	9.5%
F. Refinance Loan Share Disparity Ratios (Ratio to White HAL percentage for same income category)					
Asian	0.57	0.75	0.87	0.83	0.98
Black	1.50	2.09	2.42	3.00	3.26
Latino	1.72	2.00	2.31	2.91	2.69
White	1.00	1.00	1.00	1.00	1.00

* Income categories are defined in relationship to the Median Family Income (MFI) of the metropolitan area in which the home is located. Communities in Massachusetts are located in eight different metropolitan areas. "Low" is less than 50% of the MFI in the relevant metro area; "Moderate" is 50%-80% of this amount; "Middle" is 80%-120% of this amount; "High" is 120%-200% of this amount; and "Highest" is over 200% of the MFI in the relevant metro area. The minimum income needed to qualify for the "Highest" income category ranged from \$121K in Berkshire County to \$179K in Middlesex County. See "Notes on Data & Methods."

Table 9
High-APR Loans by Race/Ethnicity & Income of Census Tracts*
Numbers of Tracts & Loans, Percent of All Loans, and Disparity Ratios
Loans for Owner-Occupied Homes, City of Boston, 2005

	Low Income	Moderate Income	Middle Income	Upper Income	Total
A. Number of Census Tracts					
> 75% Minority	21	20	0	0	41
50%-75% Minority	7	12	1	0	20
25%-50% Minority	6	24	12	1	43
> 75% White	0	10	26	16	52
Total	34	66	39	17	156
B. Number of Home-Purchase Loans					
> 75% Minority	672	1,332	0	0	2,004
50%-75% Minority	227	1,014	98	0	1,339
25%-50% Minority	511	1,669	993	33	3,206
> 75% White	0	736	2,291	1,541	4,568
Total	1,410	4,751	3,382	1,574	11,117
C. High-APR Loans (HALs) as Percent of All Home-Purchase Loans					
> 75% Minority	44.6%	56.8%	na	na	52.7%
50%-75% Minority	26.9%	35.4%	42.9%	na	34.5%
25%-50% Minority	7.6%	22.8%	25.8%	6.1%	21.1%
> 75% White	na	17.8%	13.8%	6.2%	11.9%
Total	28.4%	34.2%	18.2%	6.2%	24.6%
D. Home-Purchase Loans: HAL Share Disparity Ratios (Ratio to HAL % in Upper-Income Tracts >75% White)					
> 75% Minority	7.24	9.21	na	na	8.55
50%-75% Minority	4.36	5.74	6.95	na	5.60
25%-50% Minority	1.24	3.70	4.18	0.98	3.43
> 75% White	na	2.89	2.24	1.00	1.92
Total	4.60	5.55	2.94	1.00	4.00
E. Number of Refinance Loans					
> 75% Minority	763	1,966	0	0	2,729
50%-75% Minority	121	911	133	0	1,165
25%-50% Minority	217	1,299	1,071	22	2,609
> 75% White	0	522	1,898	1,200	3,620
Total	1,101	4,698	3,102	1,222	10,123
F. High-APR Loans (HALs) as Percent of All Refinance Loans					
> 75% Minority	39.6%	33.7%	na	na	35.4%
50%-75% Minority	12.4%	25.2%	28.6%	na	24.3%
25%-50% Minority	6.9%	15.8%	16.4%	0.0%	15.2%
> 75% White	na	15.1%	9.7%	5.2%	9.0%
Total	30.2%	25.1%	12.9%	5.1%	19.5%
G. Refinance Loans: HAL Share Disparity Ratios (Ratio to HAL % in Upper-Income Tracts >75% White)					
> 75% Minority	7.66	6.53	na	na	6.84
50%-75% Minority	2.40	4.89	5.53	na	4.70
25%-50% Minority	1.34	3.05	3.18	0.00	2.94
> 75% White	na	2.93	1.89	1.00	1.74
Total	5.84	4.85	2.49	0.98	3.77

* A census tract is placed into an income category based on the relationship, according to the 2000 census, between its Median Family Income (MFI) and the MFI of the Boston Metropolitan Division (MD). "Low" is less than 50% of the MFI of the MD; "Moderate" is between 50% and 80%; "Middle" is between 80% and 120%; and "Upper" is greater than 120% of the MFI of the MD. A census tract is placed into a racial/ethnic category based on its percentage of minority households according to the 2000 census. All householders other than non-Latino whites are classified as minority.

The 2000 Census did not report an MFI for tract 1501.00 (Harbor Islands).

Table 10
High-APR Loans by Race/Ethnicity & Income of Census Tracts*
Numbers of Tracts & Loans, Percent of All Loans, and Disparity Ratios
Loans for Owner-Occupied Homes, Massachusetts, 2005

	Low Income	Moderate Income	Middle Income	Upper Income	Total
A. Number of Census Tracts					
> 75% Minority	37	21	0	0	58
50%-75% Minority	32	31	1	0	64
25%-50% Minority	32	83	30	3	148
> 75% White	11	161	590	314	1,076
Total	112	296	621	317	1,346
B. Number of Home Purchase Loans					
> 75% Minority	1,264	1,435	0	0	2,699
50%-75% Minority	1,422	2,613	98	0	4,133
25%-50% Minority	1,923	7,268	3,072	269	12,532
> 75% White	267	13,209	58,512	29,054	101,373
Total	4,876	24,525	61,682	29,323	120,737
C. High-APR Loans (HALs) as Percent of All Home Purchase Loans					
> 75% Minority	56.3%	57.9%	na	na	57.2%
50%-75% Minority	54.1%	49.4%	42.9%	na	50.9%
25%-50% Minority	39.4%	44.1%	35.6%	17.5%	40.7%
> 75% White	54.3%	38.9%	23.6%	10.7%	22.0%
Total	48.9%	42.7%	24.2%	10.8%	25.7%
D. Home-Purchase Loans: HAL Share Disparity Ratios (Ratio to HAL % in Upper-Income Tracts >75% White)					
> 75% Minority	5.26	5.40	na	na	5.34
50%-75% Minority	5.05	4.61	4.00	na	4.75
25%-50% Minority	3.67	4.12	3.32	1.63	3.80
> 75% White	5.07	3.63	2.20	1.00	2.05
Total	4.56	3.98	2.26	1.01	2.40
E. Number of Refinance Loans					
> 75% Minority	1,311	2,064	0	0	3,375
50%-75% Minority	1,095	2,401	133	0	3,629
25%-50% Minority	1,261	6,718	3,632	298	11,909
> 75% White	294	14,825	85,731	43,768	145,458
Total	3,961	26,008	89,496	44,066	164,371
F. High-APR Loans (HALs) as Percent of All Refinance Loans					
> 75% Minority	44.7%	34.7%	na	na	38.6%
50%-75% Minority	38.2%	33.4%	28.6%	na	34.7%
25%-50% Minority	28.6%	29.3%	24.3%	14.1%	27.3%
> 75% White	28.2%	22.9%	16.8%	10.2%	15.4%
Total	36.6%	26.4%	17.1%	10.3%	17.2%
G. Refinance Loans: HAL Share Disparity Ratios (Ratio to HAL % in Upper-Income Tracts >75% White)					
> 75% Minority	4.36	3.39	na	na	3.77
50%-75% Minority	3.73	3.26	2.79	na	3.39
25%-50% Minority	2.80	2.86	2.37	1.38	2.67
> 75% White	2.76	2.23	1.64	1.00	1.50
Total	3.57	2.58	1.67	1.00	1.68

* A census tract is placed into an income category based on the relationship, according to the 2000 census, between its Median Family Income (MFI) and the MFI of the metro area within which it is located. "Low" is less than 50% of the MFI of the metro area; "Moderate" is 50%-80%; "Middle" is 80%-20%; and "Upper" is greater than 120% of the MFI of the metro area.
A census tract is placed into a racial/ethnic category based on its percentage of minority households according to the 2000 census. All householders other than non-Latino whites are classified as minority.

Table 11
High-APR Loans (HALs), By Neighborhood#
Loans for Owner-Occupied Homes, City of Boston, 2005

Neighborhood	All Loans	High-APR Loans	Percent HALs	Percent Minority	Income Level
A. Home-Purchase Loans					
Mattapan	479	278	58.0%	96.2%	\$38,463
Hyde Park	694	348	50.1%	57.0%	\$54,666
Dorchester	1,668	727	43.6%	68.2%	\$39,856
Roxbury	801	333	41.6%	95.2%	\$30,358
East Boston	714	247	34.6%	50.3%	\$36,213
Roslindale	787	229	29.1%	44.2%	\$53,418
South Boston	1,010	147	14.6%	15.5%	\$47,794
West Roxbury	523	71	13.6%	16.4%	\$68,966
Allston/Brighton	926	118	12.7%	31.3%	\$47,693
Jamaica Plain	691	74	10.7%	50.2%	\$45,762
Fenway/Kenmore	256	22	8.6%	30.5%	\$48,961
South End	679	42	6.2%	54.7%	\$42,263
BackBay/BeaconHill	694	42	6.1%	15.2%	\$127,542
Central	600	32	5.3%	30.4%	\$61,837
Charlestown	595	28	4.7%	21.4%	\$59,265
City of Boston	11,117	2,738	24.6%	50.5%	\$44,151
B. Refinance Loans					
Roxbury	813	299	36.8%	95.2%	\$30,358
Mattapan	869	298	34.3%	96.2%	\$38,463
Dorchester	1,913	526	27.5%	68.2%	\$39,856
Hyde Park	911	248	27.2%	57.0%	\$54,666
East Boston	514	118	23.0%	50.3%	\$36,213
Roslindale	905	130	14.4%	44.2%	\$53,418
South Boston	704	78	11.1%	15.5%	\$47,794
Jamaica Plain	520	55	10.6%	50.2%	\$45,762
Allston/Brighton	575	59	10.3%	31.3%	\$47,693
West Roxbury	661	63	9.5%	16.4%	\$68,966
Charlestown	355	26	7.3%	21.4%	\$59,265
Central	303	21	6.9%	30.4%	\$61,837
South End	454	31	6.8%	54.7%	\$42,263
Fenway/Kenmore	155	5	3.2%	30.5%	\$48,961
BackBay/BeaconHill	471	13	2.8%	15.2%	\$127,542
City of Boston	10,123	1,970	19.5%	50.5%	\$44,151

The neighborhoods used in this study are based on the Planning Districts (PDs) defined by the Boston Redevelopment Authority (BRA), except: North and South Dorchester are combined and the Harbor Islands PD (no loans in 2005) is omitted. *Percent minority* population was calculated by the BRA for these exact neighborhoods from 2000 Census data. However, lending data are available only on a census tract basis and many tracts are divided among two or more PDs; *loans* in each PD were calculated using a list of census tracts obtained from the BRA that correspond to the PDs as closely as possible. The income level is estimated as the median of the Median Family Incomes of the census tracts in the PD.

Table 12
Lenders with the Most High-APR Loans (HALs) in Boston, 2005
Loans for Owner-Occupied Homes Only, Sorted by Total Number of High-APR Loans

Lender Name	Lender Type#	Number of HALs			Total Loans			HALs as % of Total		
		Total	HmPur	ReFi	Total	HmPur	ReFi	Total	HmPur	ReFi
A. The 20 Lenders or Lender Families with More Than 45 High-APR Loans (HALs) in Boston										
Fremont Investment & Loan	OTH	612	373	239	686	421	265	89.2%	88.6%	90.2%
H&R Block/Option One*	LML	582	214	368	735	262	473	79.2%	81.7%	77.8%
New Century*	LML	433	245	188	490	266	224	88.4%	92.1%	83.9%
Accredited Home Lenders, Inc	LML	267	210	57	278	217	61	96.0%	96.8%	93.4%
Countrywide*	MIX	264	148	116	1,923	1,017	906	13.7%	14.6%	12.8%
Ameriquest/Argent*	LML	248	181	67	559	226	333	44.4%	80.1%	20.1%
GE/WMC*	MIX	237	132	105	261	144	117	90.8%	91.7%	89.7%
Washington Mutual/Long Beach*	OTH	203	150	53	976	418	558	20.8%	35.9%	9.5%
National City/First Franklin*	OTH	171	136	35	383	241	142	44.6%	56.4%	24.6%
NetBank/Meritage*	OTH	119	117	2	191	159	32	62.3%	73.6%	6.3%
HSBC*	MIX	95	35	60	296	108	188	32.1%	32.4%	31.9%
Lehman/Finance America*	OTH	93	70	23	122	87	35	76.2%	80.5%	65.7%
Aegis*	LML	90	26	64	125	37	88	72.0%	70.3%	72.7%
Encore Credit Corp	LML	80	35	45	85	36	49	94.1%	97.2%	91.8%
Fieldstone Mortgage Co	LML	79	56	23	112	66	46	70.5%	84.8%	50.0%
Wells Fargo*	MIX	68	16	52	927	563	364	7.3%	2.8%	14.3%
Nation One Mortgage Co	LML	64	64	0	80	80	0	80.0%	80.0%	na
Aames Funding Corp	LML	60	29	31	67	31	36	89.6%	93.5%	86.1%
SLM Financial Corp	LML	57	46	11	203	134	69	28.1%	34.3%	15.9%
SouthStar Funding	LML	46	41	5	48	42	6	95.8%	97.6%	83.3%
Sub-Total, Top 20 HAL Lenders		3,868	2,324	1,544	8,547	4,555	3,992	45.3%	51.0%	38.7%
Total, all 427 Lenders (150 HAL Lenders)		4,708	2,738	1,970	21,240	11,117	10,123	22.2%	24.6%	19.5%
B. The Seven Other Lenders with 500 or More Total Loans in Boston										
Bank of America	CRA	7	3	4	852	543	309	0.8%	0.6%	1.3%
GMAC*	MIX	21	9	12	681	270	411	3.1%	3.3%	2.9%
Citizens*	CRA	6	3	3	611	337	274	1.0%	0.9%	1.1%
Taylor, Bean & Whitaker	LML	0	0	0	608	194	414	0.0%	0.0%	0.0%
Summit Mortgage, LLC	LML	21	19	2	540	435	105	3.9%	4.4%	1.9%
Sovereign Bank	CRA	1	1	0	536	229	307	0.2%	0.4%	0.0%
Mortgage Master, Inc	LML	7	6	1	503	229	274	1.4%	2.6%	0.4%

* Indicates that the loans shown are for two or more affiliated lenders in the same "lender family." This note lists the individual lenders included in each of these lender families, together with their total loans and total HAL percentages.

Aegis: Aegis Funding Corp (49 loans; 92% HALs), Aegis Lending Corp. (49; 82%), and Aegis Wholesale Corp. (27; 19%)

Ameriquest/Argent: Argent Mort (285; 69%), Ameriquest Mort (246 loans, 19% HALs), Town & Country Credit (27; 19%), & AMC Mort Svcs (1; 0%)

Citizens: Citizens Mort (262 loans; 2% HALs), Citizens Bank of Mass (189 loans; 0%), CCO Mort (159; 1%); & Citizens Bank of RI (1; 0%).

Countrywide: Countrywide Home Loans (1,789 loans; 14.4% HALs), Countrywide Bank (130; 5%), & Countrywide Mort Ventures (4; 0%).

GE/WMC: WMC Mortgage Corp (260 loans; 91%; HALs) & GE Money Bank (1; 100%).

GMAC: GMAC Bank (423 loans; 2% HALs), GMAC Mortgage (169; 0%), Homecomings Financial Network (83; 14%), & Ditech.com (6; 17%).

H&R Block/Option One: Option One Mortgage (660 loans; 81% HALs) and H&R Block Mortgage (75; 64%).

HSBC: HSBC Mort (120 loans; 2% HALs); Decision One (93; 82%), HFC (56; 14%), Beneficial Homeowner Svcs (26; 31%), & HSBC Mort Svcs (1; 100%).

Lehman/Finance America: Finance America (60 loans; 98% HALs), Lehman Brothers Bank (36; 22%), & BNC Mort (26; 100%).

National City/First Franklin: National City Bank, Indiana [dba: First Franklin Financial] (315 loans; 54% HALs) & National City Bank (68; 0%).

NetBank/Meritage: Meritage Mortgage (124 loans; 96% HALs), NetBank (66; 0%), & Market Street Mortgage (1; 0%).

New Century: New Century Mort (489 loans; 88% HALs) and Home123 Corp (1; 100%)

Washington Mutual/Long Beach: Washington Mutual Bank (757 loans; 0% HALs) and Long Beach Mortgage (219; 93%).

Wells Fargo: Wells Fargo Bank (891 loans; 6% HALs), Wells Fargo Financial, Mass (28; 46%) and Wells Fargo Funding (8; 0%)

CRA: banks with Mass. branches, whose local lending is subject to evaluation under the Community Reinvestment Act. **LML**: licensed mortgage lenders, mostly mortgage companies, potentially subject to state regulation. **OTH**: other lenders, mainly out-of-state banks, who can do mortgage lending in Mass. without a license and are exempt from state regulation. **MIX**: lender families that include both LML and OTHER lenders.

Table 13
Lenders with the Most High-APR Loans (HALs) in Massachusetts, 2005
Loans for Owner-Occupied Homes Only, Sorted by Total Number of High-APR Loans

Lender Name	Lender Type#	Number of HALs			Total Loans			HALs as % of Total		
		Total	HmPur	ReFi	Total	HmPur	ReFi	Total	HmPur	ReFi
A. The 25 Lenders or Lender Families with More Than 540 High-APR Loans (HALs) in Massachusetts										
H&R Block/Option One*	LML	8,574	3,460	5,114	11,243	4,214	7,029	76.3%	82.1%	72.8%
Fremont Investment & Loan	OTH	5,346	3,176	2,170	6,039	3,608	2,431	88.5%	88.0%	89.3%
New Century*	LML	5,153	2,771	2,382	5,846	3,040	2,806	88.1%	91.2%	84.9%
GE/WMC*	MIX	3,621	2,202	1,419	4,043	2,360	1,659	89.6%	93.3%	85.5%
Countrywide*	MIX	3,012	1,499	1,513	17,838	7,637	10,201	16.9%	19.6%	14.8%
Ameriquest/Argent*	LML	2,960	1,939	1,021	7,872	2,515	5,357	37.6%	77.1%	19.1%
National City/First Franklin*	OTH	2,931	2,298	633	6,947	4,080	2,867	42.2%	56.3%	22.1%
Washington Mutual/Long Beach*	OTH	2,248	1,656	592	10,119	3,644	6,475	22.2%	45.4%	9.1%
Accredited Home Lenders, Inc	LML	2,223	1,489	734	2,367	1,554	813	93.9%	95.8%	90.3%
HSBC*	MIX	2,222	737	1,485	4,705	1,311	3,394	47.2%	56.2%	43.8%
Aegis*	LML	1,254	329	925	1,868	468	1,400	67.1%	70.3%	66.1%
Wells Fargo*	MIX	1,142	239	903	10,856	6,047	4,809	10.5%	4.0%	18.8%
Encore Credit Corp	LML	947	341	606	1,027	376	651	92.2%	90.7%	93.1%
Mortgage Lenders Network USA	LML	934	489	445	2,780	1,034	1,746	33.6%	47.3%	25.5%
SouthStar Funding	LML	917	724	193	1,016	776	240	90.3%	93.3%	80.4%
Fieldstone Mortgage Co	LML	828	602	226	1,314	737	577	63.0%	81.7%	39.2%
Regions*	MIX	785	454	331	927	524	403	84.7%	86.6%	82.1%
Novastar*	LML	620	241	379	724	264	460	85.6%	91.3%	82.4%
AIG Federal Savings Bank	OTH	602	214	388	1,757	530	1,227	34.3%	40.4%	31.6%
American Home Mort Corp	LML	585	436	149	4,344	2,087	2,257	13.5%	20.9%	6.6%
First NLC Fincl Services	LML	573	399	174	607	412	195	94.4%	96.8%	89.2%
Citigroup*	MIX	557	6	551	4,948	1,690	3,258	11.3%	0.4%	16.9%
Lehman/Finance America*	OTH	553	474	79	919	662	257	60.2%	71.6%	30.7%
Aames Funding Corp	LML	553	293	260	619	333	286	89.3%	88.0%	90.9%
KeyBank	OTH	542	1	541	662	4	658	81.9%	25.0%	82.2%
Sub-Total, Top 25 HAL Lenders		49,682	26,469	23,213	111,387	49,907	61,456	44.6%	53.0%	37.8%
Total, all 832 Lenders (311 HAL Lenders)		59,261	31,037	28,224	285,726	121,144	164,582	20.7%	25.6%	17.1%
B. The Seven Other Lenders with More Than 4,500 Total Loans in Massachusetts										
GMAC*	MIX	298	135	163	9,197	3,241	5,956	3.2%	4.2%	2.7%
Taylor, Bean & Whitaker	LML	0	0	0	8,983	2,476	6,507	0.0%	0.0%	0.0%
Bank of America	CRA	42	30	12	8,227	3,981	4,246	0.5%	0.8%	0.3%
Sovereign Bank	CRA	54	38	16	7,073	2,113	4,960	0.8%	1.8%	0.3%
Citizens*	CRA	76	39	37	6,039	2,291	3,748	1.3%	1.7%	1.0%
Mortgage Master, Inc	LML	76	53	23	5,593	2,172	3,421	1.4%	2.4%	0.7%
JPMorgan Chase*	OTH	432	106	326	4,696	1,930	2,766	9.2%	5.5%	11.8%

* Indicates that the loans shown are for two or more affiliated lenders in the same "lender family." This note lists the individual lenders included in each of these lender families, together with their total loans and total HAL percentages.

Aegis: Aegis Lending Corp. (814 loans; 83% HALs), Aegis Funding Corp (592; 92%), and Aegis Wholesale Corp. (462; 8%)
Ameriquest/Argent: Ameriquest Mort (4,421 loans; 20% HALs), Argent Mort (2,763; 68%), Town & Country Credit (647; 25%), & AMC Mort Svcs (41; 37%)
Citigroup: CitiMortgage (2,394 loans; 1% HALs), CitiBank FSB (1,212; 0.5%), Citicorp Trust Bank (359; 59%), CitiFinancial Services (339; 80%); CitiFinancial Mortgage (103; 64%), and CitiBank NA (1; 0%).
Citizens: Citizens Mort (1,753 loans; 3% HALs), Citizens Bank of Mass (2,427; 0%), CCO Mort (1,775; 1%); & four other banks (84; 0%).
Countrywide: Countrywide Home Loans (16,245 loans; 46% HALs), Countrywide Bank (1,494; 8%), & Countrywide Mort Ventures (99; 7%).
GE/WMC: WMC Mortgage Corp (3,992 loans; 90%; HALs) & GE Money Bank (51; 53%).
GMAC: GMAC Bank (4,404 loans; 2% HALs), GMAC Mortgage (3,499; 1%), Homecomings Financial Network (1,060; 16%), & Ditech.com (234; 5%).
H&R Block/Option One: Option One Mortgage (9,952 loans; 79% HALs) and H&R Block Mortgage (1,291; 54%).
HSBC: HSBC Mort (1,344 loans; 2% HALs); Decision One (1,609; 89%), HFC (561,026; 41%), Beneficial Homeowner Svcs (699; 46%), & 2 others (27; 67%).
JPMorgan Chase: JPMorgan Chase Bank (4,128 loans; 1% HALs); Chase Manhattan Bank USA (568; 66%).
Lehman/Finance America: Finance America (253 loans; 97% HALs), Lehman Brothers Bank (412; 15%), & BNC Mort (254; 97%).
National City/First Franklin: National City Bank, Indiana [bda: First Franklin Financial] (6,319 loans; 46% HALs) & National City Bank (628; 1%).
New Century: New Century Mort (5,698 loans; 89% HALs) and Home123 Corp (148; 65%).
NovaStar: NovaStar Mortgage (681 loans; 86% HALs) and NovaStar Home Mortgage (43 loans; 43%).
Regions: Equifirst Corp (898 loans; 87% HALs) and Regions Bank (29; 0%).
Washington Mutual/Long Beach: Washington Mutual Bank (7,763 loans; 0.1% HALs) and Long Beach Mortgage (2,383; 94%).
Wells Fargo: Wells Fargo Bank (10,068 loans; 7% HALs), Wells Fargo Financial, Mass (710; 67%) and Wells Fargo Funding (78; 3%)

CRA: banks with Mass. branches, whose local lending is subject to evaluation under the Community Reinvestment Act. **LML**: licensed mortgage lenders, mostly mortgage companies, potentially subject to state regulation. **OTH**: other lenders, mainly out-of-state banks, who can do mortgage lending in Mass. without a license and are exempt from state regulation. **MIX**: lender families that include both LML and OTHER lenders.

Table 14
Lenders with the Most High-APR Loans, Boston 2005: Lending by Race/Ethnicity
Loans for Owner-Occupied Homes Only, Sorted by Total Number of High-APR Loans (HALs) -- See Table 12

Lender Name	Lender Type#	Total Loans			HALs as % of Total			Ratio to White	
		Black	Latino	White	Black	Latino	White	Black	Latino
A. The 20 Lenders or Lender Families with More Than 45 High-APR Loans (HALs) in Boston									
Fremont Investment & Loan	OTH	340	150	119	90.3%	88.0%	86.6%	1.04	1.02
H&R Block/Option One*	LML	252	102	246	76.2%	80.4%	82.5%	0.92	0.97
New Century*	LML	212	61	178	89.6%	85.2%	87.1%	1.03	0.98
Accredited Home Lenders, Inc	LML	71	59	103	97.2%	100.0%	93.2%	1.04	1.07
Countrywide*	MIX	265	168	1,010	30.6%	10.7%	8.8%	3.47	1.22
Ameriquet/Argent*	LML	151	73	168	62.3%	58.9%	38.7%	1.61	1.52
GE/WMC*	MIX	73	61	73	93.2%	95.1%	87.7%	1.06	1.08
Washington Mutual/Long Beach*	OTH	183	124	538	36.6%	52.4%	9.7%	3.79	5.42
National City/First Franklin*	OTH	87	51	193	60.9%	68.6%	31.1%	1.96	2.21
NetBank/Meritage*	OTH	52	57	63	65.4%	91.2%	33.3%	1.96	2.74
HSBC*	MIX	108	20	134	43.5%	40.0%	23.9%	1.82	1.68
Lehman/Finance America*	OTH	36	34	29	97.2%	88.2%	44.8%	2.17	1.97
Aegis*	LML	28	14	23	78.6%	78.6%	43.5%	1.81	1.81
Encore Credit Corp	LML	37	17	17	91.9%	94.1%	100.0%	0.92	0.94
Fieldstone Mortgage Co	LML	30	25	39	80.0%	92.0%	51.3%	1.56	1.79
Wells Fargo*	MIX	87	58	640	26.4%	19.0%	4.4%	6.04	4.33
Nation One Mortgage Co	LML	21	26	30	90.5%	88.5%	66.7%	1.36	1.33
Aames Funding Corp	LML	40	4	12	85.0%	100.0%	100.0%	0.85	1.00
SLM Financial Corp	LML	44	28	107	40.9%	46.4%	15.9%	2.57	2.92
SouthStar Funding	LML	22	8	14	95.5%	100.0%	100.0%	0.95	1.00
Sub-Total, Top 20 HAL Lenders		2,138	1,140	3,736	67.0%	65.2%	29.2%	2.29	2.23
Total, all 427 Lenders (150 HAL Lenders)		3,778	1,987	11,805	43.8%	42.7%	12.1%	3.62	3.52
B. The Seven Other Lenders with 500 or More Total Loans in Boston									
Bank of America	CRA	164	77	455	0.0%	1.3%	1.3%	0.00	0.98
GMAC*	MIX	74	29	451	9.5%	3.4%	2.2%	4.27	1.56
Citizens*	CRA	142	103	296	2.1%	0.0%	1.0%	2.08	0.00
Taylor, Bean & Whitaker	LML	45	22	461	0.0%	0.0%	0.0%	na	na
Summit Mortgage, LLC	LML	10	12	468	20.0%	16.7%	3.6%	5.51	4.59
Sovereign Bank	CRA	138	61	285	0.0%	0.0%	0.4%	0.00	0.00
Mortgage Master, Inc	LML	27	11	402	11.1%	9.1%	0.7%	14.89	12.18

* Indicates that the loans shown are for two or more affiliated lenders in the same "lender family." This note lists the individual lenders included in each of these lender families, together with their total loans and total HAL percentages.

Aegis: Aegis Funding Corp (49 loans; 92% HALs), Aegis Lending Corp. (49; 82%), and Aegis Wholesale Corp. (27; 19%)

Ameriquet/Argent: Argent Mort (285; 69%), Ameriquet Mort (246 loans, 19% HALs), Town & Country Credit (27; 19%), & AMC Mort Svcs (1; 0%)

Citizens: Citizens Mort (262 loans; 2% HALs), Citizens Bank of Mass (189 loans; 0%), CCO Mort (159; 1%); & Citizens Bank of RI (1; 0%).

Countrywide: Countrywide Home Loans (1,789 loans; 14.4% HALs), Countrywide Bank (130; 5%), & Countrywide Mort Ventures (4; 0%).

GE/WMC: WMC Mortgage Corp (260 loans; 91%; HALs) & GE Money Bank (1; 100%).

GMAC: GMAC Bank (423 loans; 2% HALs), GMAC Mortgage (169; 0%), Homecomings Financial Network (83; 14%), & Ditech.com (6; 17%).

H&R Block/Option One: Option One Mortgage (660 loans; 81% HALs) and H&R Block Mortgage (75; 64%).

HSBC: HSBC Mort (120 loans; 2% HALs); Decision One (93; 82%), HFC (56; 14%), Beneficial Homeowner Svcs (26; 31%), & HSBC Mort Svcs (1; 100%).

Lehman/Finance America: Finance America (60 loans; 98% HALs), Lehman Brothers Bank (36; 22%), & BNC Mort (26; 100%).

National City/First Franklin: National City Bank, Indiana [dba: First Franklin Financial] (315 loans; 54% HALs) & National City Bank (68; 0%).

NetBank/Meritage: Meritage Mortgage (124 loans; 96% HALs), NetBank (66; 0%), & Market Street Mortgage (1; 0%).

New Century: New Century Mort (489 loans; 88% HALs) and Home123 Corp (1; 100%)

Washington Mutual/Long Beach: Washington Mutual Bank (757 loans; 0% HALs) and Long Beach Mortgage (219; 93%).

Wells Fargo: Wells Fargo Bank (891 loans; 6% HALs), Wells Fargo Financial, Mass (28; 46%) and Wells Fargo Funding (8; 0%)

CRA: banks with Mass. branches, whose local lending is subject to evaluation under the Community Reinvestment Act. **LML**: licensed mortgage lenders, mostly mortgage companies, potentially subject to state regulation. **OTH**: other lenders, mainly out-of-state banks, who can do mortgage lending in Mass. without a license and are exempt from state regulation. **MIX**: lender families that include both LML and OTH lenders.

Table 15
Lenders with the Most High-APR Loans, Massachusetts 2005: Lending by Race/Ethnicity
Loans for Owner-Occupied Homes Only, Sorted by Total Number of High-APR Loans (HALs) -- See Table 14

Lender Name	Lender Type#	Total Loans			HALs as % of Total			Ratio to White	
		Black	Latino	White	Black	Latino	White	Black	Latino
A. The 25 Lenders or Lender Families with More Than 540 High-APR Loans (HALs) in Massachusetts									
H&R Block/Option One*	LML	918	1,122	7,392	79.5%	81.6%	76.3%	1.04	1.07
Fremont Investment & Loan	OTH	1,149	1,170	2,933	90.5%	86.8%	88.5%	1.02	0.98
New Century*	LML	842	905	3,770	91.4%	91.0%	87.1%	1.05	1.05
GE/WMC*	MIX	345	780	2,216	89.9%	94.2%	88.3%	1.02	1.07
Countrywide*	MIX	806	1,336	11,789	33.7%	21.5%	13.5%	2.50	1.59
Ameriquet/Argent*	LML	471	922	4,057	66.2%	61.3%	38.8%	1.71	1.58
National City/First Franklin*	OTH	417	648	5,040	64.3%	65.7%	35.4%	1.82	1.86
Washington Mutual/Long Beach*	OTH	590	971	7,358	48.8%	65.2%	15.1%	3.22	4.31
Accredited Home Lenders, Inc	LML	290	579	1,206	94.1%	96.9%	93.4%	1.01	1.04
HSBC*	MIX	473	383	3,272	67.7%	73.1%	41.8%	1.62	1.75
Aegis*	LML	111	100	636	82.9%	72.0%	48.3%	1.72	1.49
Wells Fargo*	MIX	388	614	8,216	29.6%	15.5%	9.6%	3.09	1.61
Encore Credit Corp	LML	174	165	520	93.1%	93.3%	92.3%	1.01	1.01
Mortgage Lenders Network USA	LML	160	264	1,972	65.0%	61.7%	24.7%	2.63	2.50
SouthStar Funding	LML	118	238	525	92.4%	95.8%	87.0%	1.06	1.10
Fieldstone Mortgage Co	LML	124	291	761	83.1%	89.0%	48.1%	1.73	1.85
Regions*	MIX	147	123	612	85.0%	90.2%	83.0%	1.02	1.09
Novastar*	LML	58	84	394	89.7%	88.1%	86.5%	1.04	1.02
AIG Federal Savings Bank	OTH	128	149	890	39.8%	40.9%	34.7%	1.15	1.18
American Home Mort Corp	LML	148	277	3,143	27.0%	34.7%	10.8%	2.49	3.19
First NLC Fincl Services	LML	134	164	261	95.5%	97.6%	92.0%	1.04	1.06
Citigroup*	MIX	192	149	3,800	29.7%	24.8%	11.1%	2.67	2.23
Lehman/Finance America*	OTH	130	212	419	89.2%	80.2%	44.6%	2.00	1.80
Aames Funding Corp	LML	147	90	309	89.8%	93.3%	88.7%	1.01	1.05
KeyBank	OTH	16	6	193	87.5%	83.3%	78.8%	1.11	1.06
Sub-Total, Top 25 HAL Lenders		8,476	11,742	71,684	70.6%	68.2%	38.6%	1.83	1.77
Total, all 832 Lenders (311 HAL Lenders)		13,950	18,671	210,636	48.6%	48.9%	16.0%	3.04	3.06
B. The Seven Other Lenders with 4,500 or More Total Loans in Massachusetts									
GMAC*	MIX	233	268	7,265	11.6%	5.2%	3.2%	3.60	1.62
Taylor, Bean & Whitaker	LML	156	193	7,657	0.0%	0.0%	0.0%	na	na
Bank of America	CRA	451	556	6,041	0.2%	0.2%	0.6%	0.39	0.32
Sovereign Bank	CRA	319	300	5,868	0.3%	2.3%	0.7%	0.42	3.11
Citizens*	CRA	265	382	4,638	2.6%	0.5%	1.3%	1.98	0.39
Mortgage Master, Inc	LML	110	67	4,488	12.7%	1.5%	1.2%	10.58	1.24
JPMorgan Chase*	OTH	146	172	3,009	24.0%	27.3%	8.2%	2.92	3.33

* Indicates that the loans shown are for two or more affiliated lenders in the same "lender family." This note lists the individual lenders included in each of these lender families, together with their total loans and total HAL percentages.

Aegis: Aegis Lending Corp. (814 loans; 83% HALs), Aegis Funding Corp (592; 92%), and Aegis Wholesale Corp. (462; 8%)
Ameriquet/Argent: Ameriquet Mort (4,421 loans; 20% HALs), Argent Mort (2,763; 68%), Town & Country Credit (647; 25%), & AMC Mort Svcs (41; 37%)
Citigroup: CitiMortgage (2,394 loans; 1% HALs), CitiBank FSB (1,212; 0.5%), Citicorp Trust Bank (359; 59%), CitiFinancial Services (339; 80%); CitiFinancial Mortgage (103; 64%), and CitiBank NA (1; 0%).
Citizens: Citizens Mort (1,753 loans; 3% HALs), Citizens Bank of Mass (2,427; 0%), CCO Mort (1,775; 1%); & four other banks (84; 0%).
Countrywide: Countrywide Home Loans (16,245 loans; 46% HALs), Countrywide Bank (1,494; 8%), & Countrywide Mort Ventures (99; 7%).
GE/WMC: WMC Mortgage Corp (3,992 loans; 90% HALs) & GE Money Bank (51; 53%).
GMAC: GMAC Bank (4,404 loans; 2% HALs), GMAC Mortgage (3,499; 1%), Homecomings Financial Network (1,060; 16%), & Ditech.com (234; 5%).
H&R Block/Option One: Option One Mortgage (9,952 loans; 79% HALs) and H&R Block Mortgage (1,291; 54%).
HSBC: HSBC Mort (1,344 loans; 2% HALs); Decision One (1,609; 89%), HFC (561,026; 41%), Beneficial H'owner Svcs (699; 46%), & 2 others (27; 67%).
JPMorgan Chase: JPMorgan Chase Bank (4,128 loans; 1% HALs); Chase Manhattan Bank USA (568; 66%).
Lehman/Finance America: Finance America (253 loans; 97% HALs), Lehman Brothers Bank (412; 15%), & BNC Mort (254; 97%).
National City/First Franklin: National City Bank, Indiana [bda: First Franklin Financial] (6,319 loans; 46% HALs) & National City Bank (628; 1%).
New Century: New Century Mort (5,698 loans; 89% HALs) and Home123 Corp (148; 65%).
NovaStar: NovaStar Mortgage (681 loans; 86% HALs) and NovaStar Home Mortgage (43 loans; 43%).
Regions: Equifirst Corp (898 loans; 87% HALs) and Regions Bank (29; 0%).
Washington Mutual/Long Beach: Washington Mutual Bank (7,763 loans; 0.1% HALs) and Long Beach Mortgage (2,383; 94%).
Wells Fargo: Wells Fargo Bank (10,068 loans; 7% HALs), Wells Fargo Financial, Mass (710; 67%) and Wells Fargo Funding (78; 3%)

CRA: banks with Mass. branches, whose local lending is subject to evaluation under the Community Reinvestment Act. **LML:** licensed mortgage lenders, mostly mortgage companies, potentially subject to state regulation. **OTH:** other lenders, mainly out-of-state banks, who can do mortgage lending in Mass. without a license and are exempt from state regulation. **MIX:** lender families that include both LML and OTH lenders.

Appendix Table 1
High-APR Loans (HALs), by Race/Ethnicity of Borrower
By Loan Purpose and Lien Type, With Median Rate Spread#
Loans for Owner-Occupied Homes, City of Boston, 2005

Borrower Race/Ethnicity	All Loans	High-APR Loans	Other Loans	Percent HALs	Ratio to White %	Median Rate Spread
A-1. Home Purchase Loans -- Any Lien						
Asian	564	68	496	12.1%	0.91	4.94
Black	1,701	975	726	57.3%	4.33	5.44
Latino	1,155	598	557	51.8%	3.91	5.45
White	6,513	863	5,650	13.3%	1.00	5.20
No Info*	1,134	217	917	19.1%		
Total*	11,117	2,738	8,379	24.6%		5.35
A-2. Home Purchase Loans -- First Lien (74.9% of all Home Purchase Loans)						
Asian	453	43	410	9.5%	0.94	4.37
Black	1,065	557	508	52.3%	5.18	4.75
Latino	719	335	384	46.6%	4.61	4.53
White	5,175	523	4,652	10.1%	1.00	4.43
No Info*	884	127	757	14.4%		
Total*	8,330	1,596	6,734	19.2%		4.60
A-3. Home Purchase Loans -- Junior Lien (25.1% of all Home Purchase Loans)						
Asian	111	25	86	22.5%	0.89	6.58
Black	636	418	218	65.7%	2.59	6.44
Latino	436	263	173	60.3%	2.37	6.53
White	1,338	340	998	25.4%	1.00	6.24
No Info*	250	90	160	36.0%		
Total*	2,787	1,142	1,645	41.0%		6.44
B-1. Refinance Loans -- Any Lien						
Asian	287	35	252	12.2%	1.14	4.79
Black	2,077	681	1,396	32.8%	3.05	4.77
Latino	832	250	582	30.0%	2.80	4.90
White	5,292	568	4,724	10.7%	1.00	4.90
No Info*	1,585	426	1,159	26.9%		
Total*	10,123	1,970	8,153	19.5%		4.90
B-2. Refinance Loans -- First Lien (90.5% of all Refinance Loans)						
Asian	263	31	232	11.8%	1.11	4.58
Black	1,917	619	1,298	32.3%	3.04	4.65
Latino	738	211	527	28.6%	2.69	4.75
White	4,752	505	4,247	10.6%	1.00	4.72
No Info*	1,442	380	1,062	26.4%		
Total*	9,157	1,754	7,403	19.2%		4.72
B-3. Refinance Loans -- Junior Lien (9.5% of all Refinance Loans)						
Asian	24	4	20	16.7%	1.43	6.97
Black	160	62	98	38.8%	3.32	6.45
Latino	94	39	55	41.5%	3.56	6.82
White	540	63	477	11.7%	1.00	6.52
No Info*	143	46	97	32.2%		
Total*	966	216	750	22.4%		6.57
C-1. All Home Purchase and Refinance Loans -- Any Lien						
Asian	851	103	748	12.1%	1.00	5.09
Black	3,778	1,656	2,122	43.8%	3.62	5.15
Latino	1,987	848	1,139	42.7%	3.52	5.29
White	11,805	1,431	10,374	12.1%	1.00	5.08
No Info*	2,719	643	2,076	23.6%		
Total*	21,240	4,708	16,532	22.2%		5.15

For each High-APR loan, HMDA data include the difference between the APR of the loan and the interest rate on Treasury securities of the same maturity (e.g., 30 years) at the time the loan was made. This difference, reported in percentage points, is referred to as the "rate spread."

* "No Info" is "Information not provided...in mail or telephone application" & "Not applicable."

"Total" includes "Other" as well as the categories shown in the table; "other" is always < 0.5% of total loans.

Appendix Table 2
High-APR Loans (HALs), by Race/Ethnicity of Borrower
By Loan Purpose and Lien Type, With Median Rate Spread#
Loans for Owner-Occupied Homes, Massachusetts, 2005

Borrower Race/Ethnicity	All Loans	High-APR Loans	Other Loans	Percent HALs	Ratio to White %	Median Rate Spread
A-1. Home Purchase Loans -- Any Lien						
Asian	5,727	792	4,935	13.8%	0.73	5.15
Black	7,495	4,548	2,947	60.7%	3.19	5.43
Latino	11,095	6,593	4,502	59.4%	3.13	5.44
White	86,111	16,361	69,750	19.0%	1.00	5.24
No Info*	10,226	2,582	7,644	25.2%		
Total*	121,144	31,037	90,107	25.6%		5.33
A-2. Home Purchase Loans -- First Lien (77.8% of all Home Purchase Loans)						
Asian	4,611	496	4,115	10.8%	0.76	4.46
Black	4,857	2,623	2,234	54.0%	3.80	4.70
Latino	7,068	3,635	3,433	51.4%	3.61	4.64
White	69,475	9,884	59,591	14.2%	1.00	4.50
No Info*	7,915	1,520	6,395	19.2%		
Total*	94,286	18,249	76,037	19.4%		4.57
A-3. Home Purchase Loans -- Junior Lien (22.2% of all Home Purchase Loans)						
Asian	1,116	296	820	26.5%	0.68	6.23
Black	2,638	1,925	713	73.0%	1.87	6.46
Latino	4,027	2,958	1,069	73.5%	1.89	6.44
White	16,636	6,477	10,159	38.9%	1.00	6.25
No Info*	2,311	1,062	1,249	46.0%		
Total*	26,858	12,788	14,070	47.6%		6.34
B-1. Refinance Loans -- Any Lien						
Asian	3,422	390	3,032	11.4%	0.82	5.07
Black	6,455	2,238	4,217	34.7%	2.49	4.92
Latino	7,576	2,539	5,037	33.5%	2.41	4.95
White	124,525	17,330	107,195	13.9%	1.00	4.93
No Info*	21,906	5,569	16,337	25.4%		
Total*	164,582	28,224	136,358	17.1%		4.97
B-2. Refinance Loans -- First Lien (88.8% of all Refinance Loans)						
Asian	2,928	318	2,610	10.9%	0.81	4.80
Black	5,777	1,945	3,832	33.7%	2.51	4.71
Latino	6,741	2,167	4,574	32.1%	2.40	4.76
White	110,802	14,833	95,969	13.4%	1.00	4.66
No Info*	19,261	4,757	14,504	24.7%		
Total*	146,120	24,155	121,965	16.5%		4.72
B-3. Refinance Loans -- Junior Lien (11.2% of all Refinance Loans)						
Asian	494	72	422	14.6%	0.80	6.28
Black	678	293	385	43.2%	2.38	6.43
Latino	835	372	463	44.6%	2.45	6.29
White	13,723	2,497	11,226	18.2%	1.00	6.45
No Info*	2,645	812	1,833	30.7%		
Total*	18,462	4,069	14,393	22.0%		6.48
C-1. All Home Purchase and Refinance Loans -- Any Lien						
Asian	9,149	1,182	7,967	12.9%	0.81	5.14
Black	13,950	6,786	7,164	48.6%	3.04	5.24
Latino	18,671	9,132	9,539	48.9%	3.06	5.29
White	210,636	33,691	176,945	16.0%	1.00	5.08
No Info*	32,132	8,151	23,981	25.4%		
Total*	285,726	59,261	226,465	20.7%		5.15

For each High-APR loan, HMDA data include the difference between the APR of the loan and the interest rate on Treasury securities of the same maturity (e.g., 30 years) at the time the loan was made. This difference, reported in percentage points, is referred to as the "rate spread."

* "No Info" is "Information not provided...in mail or telephone application" & "Not applicable."

"Total" includes "Other" as well as the categories shown in the table; "other" is always < 0.5% of total loans.

Appendix Table 3 (page 1 of 3)
High-APR Lending in the 101 Cities and Towns in Greater Boston,
and in the 7 Largest Massachusetts Cities Outside this Region
Home-Purchase and Refinance Loans for Owner-Occupied Homes, 2005

City/Town	Home Purchase Loans			Refinance Loans			% Black H-holds	% Latino H-holds	Median Family Income
	All Loans	High-APR Loans	% High-APR	All Loans	High-APR Loans	% High-APR			
A. The 101 Cities and Towns in the MAPC Region									
Acton	437	30	6.9%	465	29	6.2%	0.7%	1.3%	\$ 108,189
Arlington	797	34	4.3%	774	42	5.4%	1.6%	1.3%	\$ 78,741
Ashland	416	84	20.2%	522	62	11.9%	1.8%	2.4%	\$ 77,611
Bedford	176	8	4.5%	218	14	6.4%	1.6%	1.3%	\$ 101,081
Bellingham	472	110	23.3%	674	134	19.9%	0.9%	0.8%	\$ 72,074
Belmont	375	18	4.8%	414	26	6.3%	0.9%	1.3%	\$ 95,057
Beverly	630	99	15.7%	989	117	11.8%	1.0%	1.3%	\$ 66,486
Bolton	122	12	9.8%	137	6	4.4%	0.1%	0.6%	\$ 108,967
Boston	11,117	2,738	24.6%	10,123	1,970	19.5%	21.4%	10.8%	\$ 44,151
Boxborough	147	21	14.3%	115	10	8.7%	0.7%	0.9%	\$ 110,572
Braintree	606	78	12.9%	1,007	97	9.6%	1.0%	0.9%	\$ 73,417
Brookline	954	40	4.2%	908	48	5.3%	2.4%	2.8%	\$ 92,993
Burlington	276	31	11.2%	531	35	6.6%	1.4%	0.9%	\$ 82,072
Cambridge	1,513	72	4.8%	884	73	8.3%	10.5%	5.2%	\$ 59,423
Canton	432	53	12.3%	573	51	8.9%	2.5%	1.0%	\$ 82,904
Carlisle	102	2	2.0%	115	4	3.5%	0.2%	1.1%	\$ 142,350
Chelsea	712	344	48.3%	546	143	26.2%	6.0%	37.7%	\$ 32,130
Cohasset	129	4	3.1%	227	17	7.5%	0.1%	0.3%	\$ 100,137
Concord	227	10	4.4%	331	15	4.5%	0.7%	0.8%	\$ 115,839
Danvers	447	78	17.4%	709	85	12.0%	0.3%	0.5%	\$ 70,565
Dedham	467	82	17.6%	757	97	12.8%	1.0%	1.4%	\$ 72,330
Dover	104	5	4.8%	133	2	1.5%	0.2%	0.9%	\$ 157,168
Duxbury	245	31	12.7%	461	46	10.0%	0.7%	0.5%	\$ 106,245
Essex	47	5	10.6%	103	9	8.7%	0.1%	0.5%	\$ 70,152
Everett	859	511	59.5%	849	201	23.7%	5.4%	6.4%	\$ 49,876
Foxborough	245	37	15.1%	420	56	13.3%	0.7%	0.7%	\$ 78,811
Framingham	1,519	511	33.6%	1,488	241	16.2%	4.2%	7.8%	\$ 67,420
Franklin	600	83	13.8%	973	118	12.1%	1.0%	0.7%	\$ 81,826
Gloucester	413	71	17.2%	756	70	9.3%	0.5%	1.0%	\$ 58,459
Hamilton	90	5	5.6%	205	18	8.8%	0.3%	0.7%	\$ 79,886
Hanover	182	18	9.9%	434	49	11.3%	0.5%	0.5%	\$ 86,835
Hingham	387	24	6.2%	523	48	9.2%	0.4%	0.5%	\$ 98,598
Holbrook	243	94	38.7%	401	75	18.7%	3.7%	1.7%	\$ 62,532
Holliston	221	43	19.5%	424	56	13.2%	0.9%	1.0%	\$ 84,878
Hopkinton	326	30	9.2%	435	41	9.4%	0.6%	0.7%	\$ 102,550
Hudson	381	91	23.9%	483	71	14.7%	1.0%	2.1%	\$ 70,145
Hull	201	46	22.9%	415	65	15.7%	0.3%	0.6%	\$ 62,294
Ipswich	262	33	12.6%	348	30	8.6%	0.3%	0.8%	\$ 74,931

Appendix Table 3 (page 2 of 3)

**High-APR Lending in the 101 Cities and Towns in Greater Boston,
and in the 7 Largest Massachusetts Cities Outside this Region
Home-Purchase and Refinance Loans for Owner-Occupied Homes, 2005**

City/Town	Home Purchase Loans			Refinance Loans			% Black H-holds	% Latino H-holds	Median Family Income
	All Loans	High-APR Loans	% High-APR	All Loans	High-APR Loans	% High-APR			
A. The 101 Cities and Towns in the MAPC Region (continued)									
Lexington	444	15	3.4%	599	23	3.8%	1.1%	1.0%	\$ 111,899
Lincoln	67	3	4.5%	113	3	2.7%	4.5%	2.2%	\$ 87,842
Littleton	146	14	9.6%	265	29	10.9%	0.5%	0.6%	\$ 83,365
Lynn	2,330	1,101	47.3%	2,477	649	26.2%	9.0%	13.2%	\$ 45,295
Lynnfield	184	18	9.8%	337	31	9.2%	0.4%	0.5%	\$ 91,869
Malden	1,233	493	40.0%	1,220	226	18.5%	7.4%	3.6%	\$ 55,557
Manchester-btS	92	3	3.3%	117	6	5.1%	0.0%	0.4%	\$ 93,609
Marblehead	376	33	8.8%	588	44	7.5%	0.5%	0.5%	\$ 99,892
Marlborough	923	370	40.1%	974	168	17.2%	2.0%	3.9%	\$ 70,385
Marshfield	417	61	14.6%	959	150	15.6%	0.5%	0.4%	\$ 76,541
Maynard	246	33	13.4%	259	39	15.1%	0.8%	1.9%	\$ 71,875
Medfield	184	12	6.5%	312	18	5.8%	0.6%	0.5%	\$ 108,926
Medford	1,002	279	27.8%	1,246	168	13.5%	5.4%	1.7%	\$ 62,409
Medway	235	29	12.3%	375	41	10.9%	0.5%	0.6%	\$ 85,627
Melrose	489	75	15.3%	669	59	8.8%	1.0%	0.9%	\$ 78,144
Middleton	199	12	6.0%	234	31	13.2%	0.3%	0.3%	\$ 87,605
Milford	577	211	36.6%	882	144	16.3%	1.3%	3.3%	\$ 61,029
Millis	139	25	18.0%	248	31	12.5%	0.6%	0.8%	\$ 72,171
Milton	525	85	16.2%	733	92	12.6%	9.3%	1.0%	\$ 94,359
Nahant	43	3	7.0%	102	6	5.9%	0.3%	0.8%	\$ 76,926
Natick	778	69	8.9%	894	67	7.5%	1.6%	1.4%	\$ 85,715
Needham	410	10	2.4%	630	24	3.8%	0.6%	0.8%	\$ 107,570
Newton	1,230	79	6.4%	1,625	78	4.8%	1.4%	1.6%	\$ 105,289
Norfolk	123	3	2.4%	280	24	8.6%	0.4%	0.6%	\$ 92,001
North Reading	251	33	13.1%	439	35	8.0%	0.5%	0.5%	\$ 86,341
Norwell	114	10	8.8%	323	26	8.0%	0.5%	0.4%	\$ 96,771
Norwood	458	70	15.3%	634	76	12.0%	2.0%	1.2%	\$ 70,164
Peabody	865	233	26.9%	1,318	207	15.7%	0.8%	2.6%	\$ 65,483
Pembroke	297	58	19.5%	682	105	15.4%	0.5%	0.4%	\$ 74,985
Quincy	1,691	330	19.5%	1,755	242	13.8%	2.2%	1.6%	\$ 59,735
Randolph	768	351	45.7%	1,133	269	23.7%	18.7%	2.4%	\$ 61,942
Reading	439	31	7.1%	655	59	9.0%	0.4%	0.6%	\$ 89,076
Revere	1,161	604	52.0%	1,248	297	23.8%	2.6%	6.3%	\$ 45,865
Rockland	371	89	24.0%	637	96	15.1%	1.8%	0.7%	\$ 60,088
Rockport	102	15	14.7%	232	27	11.6%	0.2%	0.6%	\$ 69,263
Salem	935	207	22.1%	1,042	165	15.8%	2.1%	7.4%	\$ 55,635
Saugus	554	171	30.9%	876	126	14.4%	0.4%	0.6%	\$ 65,782
Scituate	246	27	11.0%	599	72	12.0%	0.4%	0.4%	\$ 86,058

Appendix Table 3 (page 3 of 3)
High-APR Lending in the 101 Cities and Towns in Greater Boston,
and in the 7 Largest Massachusetts Cities Outside this Region
Home-Purchase and Refinance Loans for Owner-Occupied Homes, 2005

City/Town	Home Purchase Loans			Refinance Loans			% Black H-holds	% Latino H-holds	Median Family Income
	All Loans	High-APR Loans	% High-APR	All Loans	High-APR Loans	% High-APR			
A. The 101 Cities and Towns in the MAPC Region (continued)									
Sharon	305	32	10.5%	459	42	9.2%	3.1%	0.7%	\$ 99,015
Sherborn	69	3	4.3%	118	9	7.6%	0.5%	0.7%	\$ 136,211
Somerville	1,107	227	20.5%	1,041	136	13.1%	5.4%	5.7%	\$ 51,243
Southborough	177	15	8.5%	284	18	6.3%	0.7%	0.7%	\$ 119,454
Stoneham	370	49	13.2%	584	60	10.3%	0.8%	1.4%	\$ 71,334
Stoughton	589	206	35.0%	845	121	14.3%	5.4%	1.1%	\$ 69,942
Stow	131	17	13.0%	170	15	8.8%	0.4%	1.2%	\$ 102,530
Sudbury	272	12	4.4%	426	20	4.7%	0.8%	0.8%	\$ 130,399
Swampscott	270	37	13.7%	395	49	12.4%	0.8%	0.8%	\$ 82,795
Topsfield	96	8	8.3%	146	13	8.9%	0.2%	0.6%	\$ 104,475
Wakefield	465	71	15.3%	682	64	9.4%	0.5%	0.6%	\$ 77,834
Walpole	419	70	16.7%	706	81	11.5%	0.4%	0.6%	\$ 84,458
Waltham	963	148	15.4%	954	108	11.3%	3.6%	5.9%	\$ 64,595
Watertown	619	72	11.6%	541	35	6.5%	1.3%	2.0%	\$ 67,441
Wayland	224	20	8.9%	323	15	4.6%	0.7%	0.8%	\$ 113,671
Wellesley	411	15	3.6%	519	19	3.7%	1.1%	1.3%	\$ 134,769
Wenham	49	5	10.2%	84	7	8.3%	0.0%	0.6%	\$ 98,004
Weston	179	10	5.6%	252	3	1.2%	0.8%	1.3%	\$ 181,041
Westwood	206	9	4.4%	376	22	5.9%	0.5%	0.6%	\$ 103,242
Weymouth	1,039	255	24.5%	1,664	233	14.0%	1.5%	1.1%	\$ 64,083
Wilmington	346	56	16.2%	733	91	12.4%	0.4%	0.6%	\$ 76,760
Winchester	398	15	3.8%	423	16	3.8%	0.8%	0.7%	\$ 110,226
Winthrop	314	81	25.8%	467	74	15.8%	1.5%	2.0%	\$ 65,696
Woburn	588	126	21.4%	993	123	12.4%	1.6%	2.4%	\$ 66,364
Wrentham	199	37	18.6%	340	37	10.9%	0.4%	0.6%	\$ 89,058
Greater Boston*	57,330	12,447	21.7%	71,107	9,635	13.6%	6.6%	4.7%	not available
B. The Seven Other Massachusetts Cities with Population over 60,000									
Brockton	2,414	1,412	58.5%	3,417	1,131	33.1%	16.9%	6.4%	\$ 46,235
Fall River	1,036	352	34.0%	1,627	348	21.4%	2.1%	2.3%	\$ 37,671
Lawrence	1,517	1,024	67.5%	1,580	616	39.0%	2.0%	50.6%	\$ 31,809
Lowell	2,490	1,086	43.6%	2,330	562	24.1%	3.4%	11.4%	\$ 45,901
New Bedford	1,422	602	42.3%	2,177	546	25.1%	4.5%	7.4%	\$ 35,708
Springfield	3,218	1,738	54.0%	3,150	1,252	39.7%	19.4%	21.8%	\$ 36,285
Worcester	3,569	1,538	43.1%	3,889	1,121	28.8%	5.9%	11.8%	\$ 42,988

* In this report, "Greater Boston" consists of the 101 cities and towns in the Metropolitan Area Planning Council (MAPC) region.

Appendix Table 4 (page 1 of 3)
High-APR Lending to Black, Latino, and White Borrowers in the 101 Cities & Towns
in Greater Boston and in the 7 Largest Massachusetts Cities Outside this Region
HOME-PURCHASE LOANS for Owner-Occupied Homes, 2005

City/Town	Black Borrowers			Latino Borrowers			White Borrowers			High-APR Share Disparity Ratios^	
	All Loans	High-APR Loans	% High-APR	All Loans	High-APR Loans	% High-APR	All Loans	High-APR Loans	% High-APR	Black/White	Latino/White
A. The 101 Cities and Towns in the MAPC Region											
Acton	1	0	0.0%	10	5	50.0%	265	18	6.8%	-	-
Arlington	8	3	37.5%	13	3	23.1%	615	23	3.7%	-	-
Ashland	12	4	33.3%	27	20	74.1%	290	49	16.9%	-	4.38
Bedford	2	0	0.0%	2	0	0.0%	132	8	6.1%	-	-
Bellingham	7	4	57.1%	16	7	43.8%	378	81	21.4%	-	2.04
Belmont	2	0	0.0%	5	0	0.0%	291	15	5.2%	-	-
Beverly	5	2	40.0%	19	14	73.7%	548	78	14.2%	-	5.18
Bolton	1	0	0.0%	2	0	0.0%	103	11	10.7%	-	-
Boston	1,701	975	57.3%	1,155	598	51.8%	6,513	863	13.3%	4.33	3.91
Boxborough	0	0	na	7	4	57.1%	102	13	12.7%	-	-
Braintree	9	2	22.2%	19	8	42.1%	475	55	11.6%	-	3.64
Brookline	20	3	15.0%	12	3	25.0%	700	28	4.0%	3.75	-
Burlington	7	2	28.6%	12	7	58.3%	193	20	10.4%	-	-
Cambridge	40	7	17.5%	42	6	14.3%	1,005	45	4.5%	3.91	3.19
Canton	28	12	42.9%	13	3	23.1%	328	33	10.1%	4.26	-
Carlisle	0	0	na	0	0	na	82	2	2.4%	-	-
Chelsea	23	16	69.6%	346	224	64.7%	260	71	27.3%	2.55	2.37
Cohasset	0	0	na	3	1	33.3%	106	1	0.9%	-	-
Concord	2	0	0.0%	5	2	40.0%	193	7	3.6%	-	-
Danvers	3	2	66.7%	22	12	54.5%	382	51	13.4%	-	4.09
Dedham	25	18	72.0%	36	15	41.7%	356	38	10.7%	6.75	3.90
Dover	0	0	na	0	0	na	87	4	4.6%	-	-
Duxbury	1	0	0.0%	1	0	0.0%	220	31	14.1%	-	-
Essex	0	0	na	0	0	na	43	5	11.6%	-	-
Everett	117	78	66.7%	338	246	72.8%	312	152	48.7%	1.37	1.49
Foxborough	2	0	0.0%	3	1	33.3%	215	35	16.3%	-	-
Framingham	47	27	57.4%	282	190	67.4%	934	253	27.1%	2.12	2.49
Franklin	8	5	62.5%	11	4	36.4%	517	65	12.6%	-	-
Gloucester	0	0	na	14	5	35.7%	380	60	15.8%	-	-
Hamilton	0	0	na	0	0	na	77	4	5.2%	-	-
Hanover	0	0	na	2	1	50.0%	162	15	9.3%	-	-
Hingham	2	0	0.0%	4	0	0.0%	341	22	6.5%	-	-
Holbrook	31	23	74.2%	23	11	47.8%	166	54	32.5%	2.28	1.47
Holliston	3	2	66.7%	18	13	72.2%	169	25	14.8%	-	4.88
Hopkinton	0	0	na	8	2	25.0%	263	21	8.0%	-	-
Hudson	5	3	60.0%	36	21	58.3%	294	60	20.4%	-	2.86
Hull	2	2	100.0%	1	0	0.0%	177	38	21.5%	-	-
Ipswich	0	0	na	5	3	60.0%	228	26	11.4%	-	-

Appendix Table 4 (page 2 of 3)

**High-APR Lending to Black, Latino, and White Borrowers in the 101 Cities & Towns
in Greater Boston and in the 7 Largest Massachusetts Cities Outside this Region
HOME-PURCHASE LOANS for Owner-Occupied Homes, 2005**

City/Town	Black Borrowers			Latino Borrowers			White Borrowers			High-APR Share Disparity Ratios [^]	
	All Loans	High-APR Loans	% High-APR	All Loans	High-APR Loans	% High-APR	All Loans	High-APR Loans	% High-APR	Black/White	Latino/White
A. The 101 Cities and Towns in the MAPC Region (continued)											
Lexington	1	0	0.0%	2	0	0.0%	293	13	4.4%	-	-
Lincoln	0	0	na	0	0	na	57	3	5.3%	-	-
Littleton	0	0	na	1	0	0.0%	117	14	12.0%	-	-
Lynn	262	161	61.5%	781	509	65.2%	1,044	322	30.8%	1.99	2.11
Lynnfield	2	0	0.0%	2	0	0.0%	158	16	10.1%	-	-
Malden	166	106	63.9%	210	141	67.1%	593	196	33.1%	1.93	2.03
Manchester-btS	0	0	na	0	0	na	76	3	3.9%	-	-
Marblehead	0	0	na	4	2	50.0%	341	29	8.5%	-	-
Marlborough	17	11	64.7%	166	119	71.7%	622	224	36.0%	1.80	1.99
Marshfield	2	0	0.0%	3	1	33.3%	361	41	11.4%	-	-
Maynard	6	3	50.0%	17	8	47.1%	189	18	9.5%	-	4.94
Medfield	3	2	66.7%	5	1	20.0%	149	7	4.7%	-	-
Medford	83	43	51.8%	119	76	63.9%	629	121	19.2%	2.69	3.32
Medway	7	4	57.1%	10	2	20.0%	186	18	9.7%	-	-
Melrose	13	6	46.2%	18	6	33.3%	401	54	13.5%	-	2.48
Middleton	0	0	na	1	0	0.0%	165	8	4.8%	-	-
Milford	10	6	60.0%	93	63	67.7%	403	122	30.3%	-	2.24
Millis	1	0	0.0%	2	2	100.0%	116	19	16.4%	-	-
Milton	94	47	50.0%	24	5	20.8%	343	23	6.7%	7.46	3.11
Nahant	0	0	na	0	0	na	38	3	7.9%	-	-
Natick	14	6	42.9%	31	5	16.1%	585	48	8.2%	-	1.97
Needham	0	0	na	2	0	0.0%	334	9	2.7%	-	-
Newton	19	7	36.8%	37	10	27.0%	900	48	5.3%	6.91	5.07
Norfolk	0	0	na	1	0	0.0%	107	3	2.8%	-	-
North Reading	1	0	0.0%	5	2	40.0%	216	26	12.0%	-	-
Norwell	1	0	0.0%	1	0	0.0%	98	9	9.2%	-	-
Norwood	19	10	52.6%	13	7	53.8%	372	46	12.4%	4.26	-
Peabody	19	11	57.9%	84	49	58.3%	676	150	22.2%	2.61	2.63
Pembroke	0	0	na	4	0	0.0%	266	52	19.5%	-	-
Quincy	65	41	63.1%	81	37	45.7%	1,074	175	16.3%	3.87	2.80
Randolph	337	202	59.9%	56	31	55.4%	217	72	33.2%	1.81	1.67
Reading	0	0	na	8	0	0.0%	380	30	7.9%	-	-
Revere	44	27	61.4%	515	316	61.4%	484	220	45.5%	1.35	1.35
Rockland	6	0	0.0%	12	8	66.7%	309	62	20.1%	-	-
Rockport	0	0	na	1	0	0.0%	99	14	14.1%	-	-
Salem	7	5	71.4%	84	52	61.9%	751	132	17.6%	-	3.52
Saugus	18	9	50.0%	67	38	56.7%	420	116	27.6%	1.81	2.05
Scituate	0	0	na	6	1	16.7%	220	23	10.5%	-	-

Appendix Table 4 (page 3 of 3)
High-APR Lending to Black, Latino, and White Borrowers in the 101 Cities & Towns
in Greater Boston and in the 7 Largest Massachusetts Cities Outside this Region
HOME-PURCHASE LOANS for Owner-Occupied Homes, 2005

City/Town	Black Borrowers			Latino Borrowers			White Borrowers			High-APR Share Disparity Ratios [^]	
	All Loans	High-APR Loans	% High-APR	All Loans	High-APR Loans	% High-APR	All Loans	High-APR Loans	% High-APR	Black/White	Latino/White
A. The 101 Cities and Towns in the MAPC Region (continued)											
Sharon	12	5	41.7%	1	0	0.0%	233	25	10.7%	-	-
Sherborn	0	0	na	0	0	na	55	2	3.6%	-	-
Somerville	37	22	59.5%	134	92	68.7%	716	89	12.4%	4.78	5.52
Southborough	3	3	100.0%	4	0	0.0%	136	12	8.8%	-	-
Stoneham	8	5	62.5%	13	5	38.5%	299	35	11.7%	-	-
Stoughton	92	63	68.5%	50	31	62.0%	365	86	23.6%	2.91	2.63
Stow	0	0	na	7	3	42.9%	111	14	12.6%	-	-
Sudbury	0	0	na	1	0	0.0%	208	8	3.8%	-	-
Swampscott	4	0	0.0%	11	3	27.3%	233	30	12.9%	-	-
Topsfield	4	2	50.0%	0	0	na	83	6	7.2%	-	-
Wakefield	6	6	100.0%	8	1	12.5%	391	56	14.3%	-	-
Walpole	6	3	50.0%	12	8	66.7%	343	50	14.6%	-	-
Waltham	39	23	59.0%	86	53	61.6%	676	58	8.6%	6.87	7.18
Watertown	14	8	57.1%	37	13	35.1%	467	44	9.4%	-	3.73
Wayland	1	0	0.0%	7	3	42.9%	162	15	9.3%	-	-
Wellesley	1	0	0.0%	7	1	14.3%	312	10	3.2%	-	-
Wenham	0	0	na	0	0	na	48	5	10.4%	-	-
Weston	2	0	0.0%	4	0	0.0%	138	8	5.8%	-	-
Westwood	1	0	0.0%	2	1	50.0%	173	7	4.0%	-	-
Weymouth	13	3	23.1%	62	39	62.9%	852	192	22.5%	-	2.79
Wilmington	5	0	0.0%	9	4	44.4%	275	46	16.7%	-	-
Winchester	2	0	0.0%	5	0	0.0%	294	13	4.4%	-	-
Winthrop	5	2	40.0%	34	15	44.1%	248	59	23.8%	-	1.85
Woburn	28	21	75.0%	43	26	60.5%	426	61	14.3%	5.24	4.22
Wrentham	5	2	40.0%	7	0	0.0%	167	29	17.4%	-	-
Greater Boston*	3,619	2,065	57.1%	5,522	3,218	58.3%	39,102	5,829	14.9%	3.83	3.91
B. The Seven Other Massachusetts Cities with Population over 60,000											
Brockton	1,007	713	70.8%	281	190	67.6%	833	338	40.6%	1.74	1.67
Fall River	49	27	55.1%	58	29	50.0%	843	260	30.8%	1.79	1.62
Lawrence	73	50	68.5%	1,041	790	75.9%	279	125	44.8%	1.53	1.69
Lowell	313	227	72.5%	354	236	66.7%	1,290	402	31.2%	2.33	2.14
New Bedford	140	90	64.3%	118	51	43.2%	1,013	394	38.9%	1.65	1.11
Springfield	584	399	68.3%	911	577	63.3%	1,382	550	39.8%	1.72	1.59
Worcester	556	381	68.5%	533	327	61.4%	1,986	605	30.5%	2.25	2.01

* In this report, "Greater Boston" consists of the 101 cities and towns in the Metropolitan Area Planning Council (MAPC) region.

[^] "High-APR share disparity ratios" are calculated by dividing the percentage of home-purchase loans to blacks [or Latinos] that were high-APR loans by the share of home-purchase loans to whites that were high-APR loans. These ratios are only calculated for communities where blacks [or Latinos] received at least 15 total home purchase loans.

Appendix Table 5 (page 1 of 3)

**High-APR Lending to Black, Latino, and White Borrowers in the 101 Cities & Towns
in Greater Boston and in the 7 Largest Massachusetts Cities Outside this Region
REFINANCE LOANS for Owner-Occupied Homes, 2005**

City/Town	Black Borrowers			Latino Borrowers			White Borrowers			High-APR Share Disparity Ratios^	
	All	High-APR	% High-APR	All	High-APR	% High-APR	All	High-APR	% High-APR	Black/White	Latino/White
	Loans	Loans	APR	Loans	Loans	APR	Loans	Loans	APR		
A. The 101 Cities and Towns in the MAPC Region											
Acton	2	0	0.0%	7	3	42.9%	349	17	4.9%	-	-
Arlington	8	3	37.5%	6	2	33.3%	643	28	4.4%	-	-
Ashland	2	1	50.0%	19	7	36.8%	393	36	9.2%	-	4.02
Bedford	7	1	14.3%	6	0	0.0%	160	6	3.8%	-	-
Bellingham	11	2	18.2%	7	3	42.9%	539	97	18.0%	-	-
Belmont	3	0	0.0%	6	3	50.0%	343	20	5.8%	-	-
Beverly	7	1	14.3%	15	3	20.0%	861	91	10.6%	-	1.89
Bolton	0	0	na	0	0	na	113	4	3.5%	-	-
Boston	2,077	681	32.8%	832	250	30.0%	5,292	568	10.7%	3.05	2.80
Boxborough	2	0	0.0%	3	0	0.0%	91	7	7.7%	-	-
Braintree	6	0	0.0%	12	0	0.0%	814	68	8.4%	-	-
Brookline	13	0	0.0%	22	2	9.1%	708	38	5.4%	-	1.69
Burlington	9	0	0.0%	8	2	25.0%	416	26	6.3%	-	-
Cambridge	44	14	31.8%	15	1	6.7%	645	41	6.4%	5.01	1.05
Canton	22	6	27.3%	9	0	0.0%	445	28	6.3%	4.33	-
Carlisle	1	0	0.0%	0	0	na	91	3	3.3%	-	-
Chelsea	24	9	37.5%	238	81	34.0%	195	33	16.9%	2.22	2.01
Cohasset	1	0	0.0%	4	2	50.0%	195	13	6.7%	-	-
Concord	3	0	0.0%	2	0	0.0%	281	11	3.9%	-	-
Danvers	1	1	100.0%	9	3	33.3%	611	63	10.3%	-	-
Dedham	12	5	41.7%	20	3	15.0%	618	66	10.7%	-	1.40
Dover	0	0	na	2	0	0.0%	113	1	0.9%	-	-
Duxbury	1	0	0.0%	3	0	0.0%	398	40	10.1%	-	-
Essex	0	0	na	1	0	0.0%	90	8	8.9%	-	-
Everett	67	20	29.9%	148	51	34.5%	495	98	19.8%	1.51	1.74
Foxborough	7	2	28.6%	6	1	16.7%	354	46	13.0%	-	-
Framingham	45	11	24.4%	152	50	32.9%	1,007	137	13.6%	1.80	2.42
Franklin	10	2	20.0%	11	0	0.0%	781	79	10.1%	-	-
Gloucester	3	0	0.0%	11	1	9.1%	666	51	7.7%	-	-
Hamilton	0	0	na	1	0	0.0%	178	16	9.0%	-	-
Hanover	3	1	33.3%	3	1	33.3%	361	36	10.0%	-	-
Hingham	2	1	50.0%	3	1	33.3%	468	37	7.9%	-	-
Holbrook	22	5	22.7%	9	7	77.8%	293	44	15.0%	1.51	-
Holliston	5	1	20.0%	9	5	55.6%	350	40	11.4%	-	-
Hopkinton	5	0	0.0%	6	1	16.7%	358	32	8.9%	-	-
Hudson	3	0	0.0%	23	6	26.1%	399	56	14.0%	-	1.86
Hull	2	1	50.0%	2	0	0.0%	345	51	14.8%	-	-
Ipswich	0	0	na	5	1	20.0%	311	22	7.1%	-	-

Appendix Table 5 (page 2 of 3)

**High-APR Lending to Black, Latino, and White Borrowers in the 101 Cities & Towns
in Greater Boston and in the 7 Largest Massachusetts Cities Outside this Region
REFINANCE LOANS for Owner-Occupied Homes, 2005**

City/Town	Black Borrowers			Latino Borrowers			White Borrowers			High-APR Share Disparity Ratios^	
	All	High-APR	% High-APR	All	High-APR	% High-APR	All	High-APR	% High-APR	Black/White	Latino/White
	Loans	Loans	APR	Loans	Loans	APR	Loans	Loans	APR		
A. The 101 Cities and Towns in the MAPC Region (continued)											
Lexington	9	2	22.2%	5	0	0.0%	440	16	3.6%	-	-
Lincoln	1	1	100.0%	3	0	0.0%	92	1	1.1%	-	-
Littleton	1	0	0.0%	2	0	0.0%	218	26	11.9%	-	-
Lynn	183	68	37.2%	430	159	37.0%	1,440	277	19.2%	1.93	1.92
Lynnfield	0	0	na	6	3	50.0%	296	19	6.4%	-	-
Malden	108	34	31.5%	110	28	25.5%	764	119	15.6%	2.02	1.63
Manchester-btS	0	0	na	0	0	na	105	4	3.8%	-	-
Marblehead	2	0	0.0%	2	0	0.0%	523	42	8.0%	-	-
Marlborough	15	4	26.7%	90	31	34.4%	728	103	14.1%	1.88	2.43
Marshfield	6	1	16.7%	8	2	25.0%	817	111	13.6%	-	-
Maynard	4	2	50.0%	5	1	20.0%	216	31	14.4%	-	-
Medfield	0	0	na	3	0	0.0%	263	14	5.3%	-	-
Medford	70	16	22.9%	60	11	18.3%	926	108	11.7%	1.96	1.57
Medway	1	0	0.0%	8	3	37.5%	324	31	9.6%	-	-
Melrose	7	1	14.3%	13	1	7.7%	550	42	7.6%	-	-
Middleton	0	0	na	3	0	0.0%	207	21	10.1%	-	-
Milford	10	6	60.0%	57	18	31.6%	681	89	13.1%	-	2.42
Millis	3	0	0.0%	3	1	33.3%	201	21	10.4%	-	0.00
Milton	91	26	28.6%	17	3	17.6%	505	44	8.7%	3.28	2.03
Nahant	0	0	na	0	0	na	91	5	5.5%	-	0.00
Natick	9	0	0.0%	17	0	0.0%	736	52	7.1%	-	-
Needham	5	2	40.0%	5	0	0.0%	524	15	2.9%	-	-
Newton	26	1	3.8%	17	0	0.0%	1,266	56	4.4%	0.87	-
Norfolk	3	1	33.3%	0	0	na	247	19	7.7%	-	-
North Reading	0	0	na	6	0	0.0%	366	27	7.4%	-	-
Norwell	0	0	na	6	0	0.0%	273	17	6.2%	-	-
Norwood	9	5	55.6%	15	1	6.7%	514	52	10.1%	-	0.66
Peabody	13	3	23.1%	42	7	16.7%	1,115	164	14.7%	-	1.13
Pembroke	6	3	50.0%	6	2	33.3%	575	83	14.4%	-	-
Quincy	29	16	55.2%	39	10	25.6%	1,309	155	11.8%	4.66	2.17
Randolph	303	106	35.0%	71	13	18.3%	481	83	17.3%	2.03	1.06
Reading	2	2	100.0%	6	0	0.0%	568	45	7.9%	-	-
Revere	35	17	48.6%	205	72	35.1%	789	149	18.9%	2.57	1.86
Rockland	5	1	20.0%	7	0	0.0%	502	66	13.1%	-	-
Rockport	0	0	na	0	0	na	207	22	10.6%	-	-
Salem	8	1	12.5%	71	23	32.4%	827	113	13.7%	-	2.37
Saugus	12	4	33.3%	18	5	27.8%	727	89	12.2%	-	2.27
Scituate	5	2	40.0%	4	2	50.0%	506	53	10.5%	-	-

Appendix Table 5 (page 3 of 3)

**High-APR Lending to Black, Latino, and White Borrowers in the 101 Cities & Towns
in Greater Boston and in the 7 Largest Massachusetts Cities Outside this Region
REFINANCE LOANS for Owner-Occupied Homes, 2005**

City/Town	Black Borrowers			Latino Borrowers			White Borrowers			High-APR Share Disparity Ratios [^]	
	All	High-APR	% High-APR	All	High-APR	% High-APR	All	High-APR	% High-APR	Black/White	Latino/White
	Loans	Loans	APR	Loans	Loans	APR	Loans	Loans	APR		
A. The 101 Cities and Towns in the MAPC Region (continued)											
Sharon	16	3	18.8%	9	2	22.2%	348	28	8.0%	2.33	-
Sherborn	1	1	100.0%	1	0	0.0%	107	8	7.5%	-	-
Somerville	49	8	16.3%	80	21	26.3%	703	73	10.4%	1.57	2.53
Southborough	0	0	na	3	0	0.0%	217	10	4.6%	-	-
Stoneham	4	0	0.0%	12	1	8.3%	505	48	9.5%	-	-
Stoughton	56	16	28.6%	38	8	21.1%	622	73	11.7%	2.43	1.79
Stow	2	0	0.0%	5	0	0.0%	142	13	9.2%	-	-
Sudbury	1	0	0.0%	4	0	0.0%	348	17	4.9%	-	-
Swampscott	3	1	33.3%	6	2	33.3%	330	41	12.4%	-	-
Topsfield	0	0	na	2	0	0.0%	125	13	10.4%	-	-
Wakefield	2	1	50.0%	9	1	11.1%	585	47	8.0%	-	-
Walpole	5	1	20.0%	13	1	7.7%	589	65	11.0%	-	-
Waltham	27	5	18.5%	59	10	16.9%	710	68	9.6%	1.93	1.77
Watertown	8	0	0.0%	11	0	0.0%	449	25	5.6%	-	-
Wayland	0	0	na	6	1	16.7%	262	11	4.2%	-	-
Wellesley	4	0	0.0%	6	1	16.7%	403	12	3.0%	-	-
Wenham	0	0	na	0	0	na	79	6	7.6%	-	-
Weston	1	0	0.0%	4	0	0.0%	201	3	1.5%	-	-
Westwood	4	1	25.0%	5	0	0.0%	305	19	6.2%	-	-
Weymouth	14	3	21.4%	32	8	25.0%	1,368	178	13.0%	-	1.92
Wilmington	7	0	0.0%	9	1	11.1%	627	72	11.5%	-	-
Winchester	3	0	0.0%	8	2	25.0%	342	10	2.9%	-	-
Winthrop	4	2	50.0%	9	3	33.3%	389	56	14.4%	-	-
Woburn	13	3	23.1%	25	4	16.0%	812	89	11.0%	-	1.46
Wrentham	0	0	na	3	0	0.0%	301	29	9.6%	-	-
MAPC Region	3,635	1,138	31.3%	3,354	952	28.4%	52,558	5,456	10.4%	3.02	2.73
B. The Seven Other Massachusetts Cities with Population over 60,000											
Brockton	837	328	39.2%	238	96	40.3%	1,557	417	26.8%	1.46	1.51
Fall River	26	9	34.6%	61	22	36.1%	1,328	258	19.4%	1.78	1.86
Lawrence	47	23	48.9%	803	391	48.7%	520	120	23.1%	2.12	2.11
Lowell	99	55	55.6%	188	75	39.9%	1,421	247	17.4%	3.20	2.30
New Bedford	118	32	27.1%	156	52	33.3%	1,584	353	22.3%	1.22	1.50
Springfield	467	212	45.4%	540	261	48.3%	1,515	476	31.4%	1.44	1.54
Worcester	310	155	50.0%	398	164	41.2%	2,498	562	22.5%	2.22	1.83

* In this report, "Greater Boston" consists of the 101 cities and towns in the Metropolitan Area Planning Council (MAPC) region.

[^] "High-APR share disparity ratios" are calculated by dividing the percentage of home-purchase loans to blacks [or Latinos] that were high-APR loans by the share of home-purchase loans to whites that were high-APR loans. These ratios are only calculated for communities where blacks [or Latinos] received at least 15 total home purchase loans.

NOTES ON DATA AND METHODS

Introduction

This report is based primarily on data from three major sources: the Federal Financial Institutions Examination Council (FFIEC) for Home Mortgage Disclosure Act (HMDA) data; the U.S. Census Bureau for data from the 2000 Census; and the U.S. Department of Housing and Urban Development (HUD) for annual data on income levels for metropolitan areas. These “Notes” provide information on the data obtained from these three sources plus information on regional planning areas in Massachusetts. The information here is intended to supplement the information provided in the notes to the tables, and not all of that information is repeated here.

Home Mortgage Disclosure Act (HMDA) Data

Data on loans, lenders, and borrowers were calculated from HMDA Loan Application Register (LAR) data, as collected, processed, and released each year by the FFIEC (www.ffiec.gov/hmda). Among the HMDA data provided for each loan are: the identity of the lending institution; the census tract, county, and metropolitan area in which the property is located; the race, ethnicity, and sex of the applicant (and co-applicant, if any); the income of the applicant(s); the purpose of the loan (home-purchase, refinancing of existing mortgage, or home improvement); the amount of the loan, the *lien status* of the loan (first lien or junior lien), *pricing information* for loans with annual percentage rates above threshold levels (see below), whether the loan is secured by a *manufactured home*, and whether the loan is a *HOEPA loan* (that is, a high-cost loan subject to the protections of the Home Ownership and Equity Protection Act of 1994; home-purchase loans are not covered by HOEPA). The information in *italics* was included for the first time in 2004 HMDA data. The FFIEC makes raw HMDA LAR data available on CD-ROM.

High-APR loans (HALs) were identified for the first time in 2004 HMDA data. Lenders are required to compare the annual percentage rate (APR) on each loan made to the current interest rate on U.S. Treasury securities of the same maturity. If the difference (“spread”) between the loan’s APR and the interest rate on Treasury securities is three percentage points or more for a first-lien loan (or five percentage points or more for a junior-lien loan) then the spread for that loan must be reported, to two decimal points. In this report, loans for which the spreads are reported are referred to as “high-APR loans” or “HALs.”

The tables in this report provide information on loans for owner-occupied homes, presented separately for home-purchase loans and refinance loans. (The only exceptions are Tables 14 and 15, which combine home-purchase and refinance loans, and Appendix Tables 1 and 2, which provide separate information on first-lien and junior-lien loans.) This involves ignoring a great deal of data in order to avoid a proliferation of tables that would result in information overload. In fact, information in the HMDA LAR data makes it possible to present results for 72 categories of loans on the basis of the following five distinctions: government-backed vs. conventional loans; 1-4 family site-built homes vs. manufactured homes vs. multi-family properties; owner-occupied vs. non-owner-occupied homes; home-purchase vs. refinance vs. home improvement loans; and first-lien vs. junior-lien loans. To achieve simplicity and focus on the loans of greatest interest, I have taken two measures. First, I ignored all loans for multi-family properties, all home improvement loans, and all loans for non-owner-occupied homes – that is, none of these loans are included in any of the numbers contained in this report’s tables. Second, I ignored the distinction between conventional and government-backed loans and the distinction between site-built and manufactured homes (in 2005, government-backed loans accounted for only 0.9% of all loans in state and loans for manufactured homes accounted for only 0.2% of the state’s loans).

First-lien loans vs. junior-lien loans are combined in all of the tables in body of this report, in spite of the significance of this distinction. One alternative would have been to present information separately on first-lien and junior-lien loans throughout the report, but the benefits from doing this did not seem to justify doubling the amount of information in each table (or doubling the number of tables). Another alternative would have been to report on first-lien loans only, as some reports based on 2004 and 2005 HMDA data have done, but this would have meant ignoring junior-lien loans, which accounted for 41.2% of all home-purchase HALs (and for 14.4% of all refinance HALs) in Massachusetts in 2005. Appendix Tables 1 and 2 provide information on the breakdown of home-purchase and refinance lending between first-lien and junior-lien loans for total loans and HALs, and for each of the major racial/ethnic groups included in this report. In the case of home-purchase loans, restricting the analysis to first-lien loans (rather than including all loans as is done in this study) would have resulted in reporting substantially lower percentages of high-APR loans (19.2% vs. 24.6% statewide), but higher black-white and Latino-white disparity ratios (5.18 vs. 4.33 and 4.61 vs. 3.91 statewide). For additional discussion, see the first paragraph on page 3 and its accompanying footnote.

Income categories for applicants/borrowers are defined in relationship to the median family income (MFI) of the metropolitan area in which the property is located, as reported annually by the U.S. Department of Housing and Urban Development (see below). These categories are as follows – low: below 50% of the metropolitan area MFI; moderate: between 50% and 80% of the MFI; middle: between 80% and 120% of the MFI; high: between 120% and 200% of the MFI; and highest: over 200% of the MFI. (Note that the “high-income” and “highest-income” categories used in this report are subdivisions of the standard “upper-income” category.) Using these definitions, specific income ranges were calculated for each income category for each metropolitan area. Applicants/borrowers were assigned to income categories on the basis of their income as reported (to the nearest \$1000) in the HMDA data.

Metropolitan areas used in defining income categories for borrowers. Through 2003, the metropolitan areas used in HMDA data were the Metropolitan Statistical Areas (MSAs) as defined by the U.S. Office of Management and Budget (OMB) in 1993; although MSAs in almost all of the country consisted of entire counties, this was not true in the New England states. For example, the Boston MSA consisted of 127 municipalities from seven different counties, only one of which had all of its municipalities included. Beginning in 2004, HMDA data used the revised metropolitan areas defined by OMB in June 2003 [www.whitehouse.gov/omb/bulletins/b03-04.html]. MSAs everywhere in the U.S. now consist of entire counties. The Boston MSA now consists of Essex, Middlesex, Suffolk, Norfolk, and Plymouth counties. (Actually, this is just the Massachusetts portion of the Boston-Cambridge-Quincy MA-NH MSA; only data for the Massachusetts portion of the MSA are analyzed in this series of reports). Furthermore, like ten other large MSAs in the U.S., the Boston MSA is divided into Metropolitan Divisions (MDs), and it is the median family income (MFI) in the relevant MD that is used to classify borrowers into income categories. The Boston MSA now consists of three MDs: the Essex Country MD; the Cambridge-Newton-Framingham MD (Middlesex County); and the Boston-Quincy MD (Suffolk, Norfolk, and Plymouth Counties). Because the MFIs in these three MDs differ substantially from the MFI in the old Boston MSA, the changes in metropolitan area definitions had a substantial impact on the number of borrowers classified as low- and moderate-income. For example because the MFI in the Boston MD in 2004 was \$75,300, while the MFI in 2004 in the former Boston MSA was \$82,600, the maximum income for being classified as a low- or moderate-income in Boston (and in other communities in the Boston MD) was lower than it would have been if metropolitan areas had not been redefined.

Racial/ethnic categories: Beginning with 2004, HMDA data classify each applicant and co-applicant by both ethnicity (Latino or Not Latino) and race (the possible races are now: American Indian or Alaska Native, Asian, Black, Native Hawaiian or Other Pacific Islander, and White) and each person can choose as many races as they wish (up to all five). This report uses this information to place each borrower into one of six categories: “Asian” is shorthand for non-Latino Asian; “black” is shorthand for non-Latino black; “Latino” includes all applicants with Latino ethnicity; “white” is shorthand for non-Latino white; “other” is shorthand for non-Latino American Indian, Alaska Native, Native Hawaiian, or Other Pacific Islander; and “no information” includes borrowers with no information on race and either no information or Not Latino for ethnicity. Other analysts, including the Federal Reserve researchers who wrote an analysis of 2004 HMDA data for the Summer 2005 issue of the *Federal Reserve Bulletin*, have grouped black Latinos with other blacks rather than with other Latinos. Which of these two ways of classifying black Latinos is adopted makes relatively little difference because the number of such borrowers is relatively small. Of all 285,726 loans for owner-occupied homes in Massachusetts in 2005, a total of 14,796 are identified in the HMDA data as going to black borrowers and a total of 18,671 are identified as going to Latinos; only 846 are identified as going to borrowers who were both black and Latino.

This report classifies borrowers on the basis of the ethnicity and first race of the applicant – that is, information about second or additional races of the applicant is ignored, as is all information about co-applicants. This provides considerable simplification to the analysis with very small impact: for example, of all loans for owner-occupied homes in Massachusetts in 2005 with information on the race of the borrower, only 0.3% of borrowers specified more than one race and only 1.1% of borrowers had co-borrowers of a different race; only 0.9% of borrowers had co-borrowers with different ethnicity.

Lenders in HMDA data are not necessarily the same as the lenders who close the loans or those who interact directly with borrowers. In many cases, local banks dealing with borrowers are, in effect, acting as agents or brokers for out of state banks. HMDA regulations specify that a loan is reported only by the lender that makes the “credit decision.” For details on this matter see the Fed’s “Official Staff Commentary” on Section 203.1 of its Regulation C (available in the 2004 edition of *A Guide to HMDA Reporting: Getting It Right!*, Appendix D, pages D1-D2 [www.ffiec.gov/hmda/guide.htm]).

Data from the 2000 Census

All population and income data presented in this report for geographic areas are from the 2000 Census. Rolf Goetze of the Policy Development and Research Department at the Boston Redevelopment Authority (BRA) provided me with 2000 Census data in electronic form on requested variables for all of the census tracts in the city of Boston. Roy Williams of the Massachusetts State Data Center provided me with information on these same variables for all Massachusetts cities and towns and for all census tracts in the state. Income data from the 2000 Census were obtained using the “American FactFinder” feature on the website of the U.S. Census Bureau (www.census.gov).

Racial/ethnic composition of geographic areas may be defined in a number of ways as a result of the fact that the 2000 Census allowed individuals to choose two or more racial categories for themselves, in addition to classifying themselves as either Hispanic/Latino or not (the 2000 Census regards the terms “Latino” and “Hispanic” as equivalent; this report uses the term “Latino”). The percentage for Latinos consists of all those who classified themselves as Latino, regardless of the race or races that they selected. The terms “Asian,” “black,” and “white” are used in this report as shorthand for “non-Latino Asian,” “non-Latino black,” and “non-Latino white,” respectively. The percentage for a single race is calculated as the average of (1) the percentage that chose that race alone and (2) the percentage that chose that race alone or together with one or more other races. One advantage of this method is that the sum of the percentages for all of the races is very close to 100% (the sum of all percentages based on each race alone is less than 100%, while the sum of all percentages based on each race alone or together with one or more other races is greater than 100%).

Racial/ethnic composition may be reported either as percentage of the entire population or as percentage of households, where a household is defined as one or more persons living in a single housing unit. (In many cases, a household consists of a family, but there are also many non-family households consisting of a single individual or a set of unrelated individuals.) In most cases, this report uses household percentages because households provide a better indicator of the number of potential home mortgage borrowers. The race/ethnicity of a household is determined by the race of the individual identified as the householder.

Census tracts are assigned to income categories on the basis of decennial census data, using the metropolitan area definitions adopted by the federal government in June 2003 (see above). This differs from the way that borrowers are assigned to income categories on the basis of annually updated data on median family incomes (MFIs) for metropolitan areas as reported annually by HUD. MFIs for census tracts are only reported (by the Census Bureau) once every ten years, so the assignment of census tracts to income categories does not change annually.

Data from the Department of Housing and Urban Development (HUD)

Median family income (MFI) of each metropolitan area is reported annually by HUD. Borrowers are placed into income categories by comparing their reported incomes to the annual HUD estimate of the MFI in the metropolitan area where the home being mortgaged is located. The 2005 MFIs for Massachusetts Metropolitan Divisions (MDs) and Metropolitan Statistical Areas (MSAs) were:

Barnstable MSA (Barnstable County)	\$65,700
Boston-Quincy MD (Norfolk/Plymouth/Suffolk Co's)	\$76,400
Cambridge-Newton-Framingham MD (Middlesex Co.)	\$89,350
Essex County MD	\$76,700
Pittsfield MSA (Berkshire County)	\$60,450
Providence-Fall River-New Bedford MSA (Bristol Co.)	\$64,750
Springfield MSA (Franklin/Hampden/Hampshire Co's)	\$61,800
Worcester MSA (Worcester County)	\$70,400
Massachusetts state*	\$74,400

* Dukes and Nantucket Counties are not part of any metropolitan area. Borrowers who obtained loans for home in those two counties were placed into income categories using the statewide MFI.

Subprime lenders among HMDA-reporting lenders were identified each year through 2004 in annual lists prepared by Randall Scheessele of HUD. These are lenders who specialize in subprime loans or for whom subprime loans constitute a majority of loans originated. Information on how the lists were compiled and the lists themselves through 2002 are available at: www.huduser.org/datasets/manu.html. As of mid-December 2005, HUD had not produced a list of subprime lenders for 2005. The great majority, but not all, of the HMDA-reporting lenders who made large numbers of HALs in 2005 were on HUD's list of subprime lenders for 2004.

Regional Planning Areas

Every one of the 351 cities and towns in Massachusetts is included in one of the state's thirteen Regional Planning Agency (RPA) areas, established at various times by the state legislature. (In fact, two communities – Pembroke in Plymouth County and Stoughton in Norfolk County – are included in both the MAPC area and the Old Colony Planning Council area.) Short names for the eight of these that do not consist of single counties are used in Panel D of Tables 1, 3, & 5. Three of these (Central Massachusetts, Merrimack Valley, and Northern Middlesex) consist of parts of single counties. The five other RPA areas included in Panel D consist of communities from two or more counties. The MAPC Region is by far the largest RPA area; it includes almost half of the state's population, and its 101 communities are located in six different counties. The five Regional Planning Agency areas that consist of single counties cover Barnstable, Berkshire, Dukes, Franklin, and Nantucket counties. Information on the full names of all of the Regional Planning Agencies and the areas that they cover may be found by clicking the link to "Regional Planning Agencies" at the state government's home page: www.mass.gov.